

This instrument Prepared by and Return to: Bryan B. Levine, Esq.
Address: Knox Levine, P.A., 36354 U.S. Hwy 19 N, Palm Harbor, FL 34684

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR COUNTRY WOODS**

WE HEREBY CERTIFY THAT the attached Amendment to Country Woods Homeowners Association of Dunedin, Inc.'s Amended and Restated Declaration of Covenants, Conditions and Restrictions for Country Woods, originally recorded at Official Records Book 6090, Page 615, et. seq. of the Public Records of Pinellas County, Florida, as Amended and Restated at Official Records Book 16900, Page 597, et. seq. and as otherwise amended, was duly approved at a meeting of the membership in the manner required therein, called to order on March 3, 2022.

IN WITNESS WHEREOF, we have affixed our hands this 4th day of March
2022 at Pinellas County, Florida.

WITNESSES

[Signature]
Signature of Witness #1

JOSEPH A. GIARRUSSO
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Peggy Baxter
Printed Name of Witness #2

**COUNTRY WOODS HOMEOWNERS ASSOCIATION OF
DUNEDIN, INC., a Florida not-for-profit corporation**

By: [Signature]
Paul Lucas, President

Attest: [Signature]
Robert Wivagg, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME, the undersigned authority, personally appeared Paul Lucas and Robert Wivagg, to me known to be the President and Secretary, respectively, of Country Woods Homeowners Association of Dunedin, Inc., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced Florida DL and Florida DL (type of Identification) as identification. If no type of Identification is indicated, the above-named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of March, 2022.



[Signature]
Notary Public

My commission expires: July 15, 2023

Printed Name: Hannah Peret

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY WOODS**

The following is an amendment to the Country Woods Homeowners Association of Dunedin, Inc.'s Amended and Restated Declaration of Covenants, Conditions and Restrictions for Country Woods, originally recorded at Official Records Book 6090, Page 615, et. seq. of the Public Records of Pinellas County, Florida, as Amended and Restated at Official Records Book 16900, Page 597, et. seq. and as otherwise amended.

New Wording Double-Underlined (single underline indicates underline of original text);
Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording):

Section 3.13 of the Declaration is amended to read as follows:

Section 3.13 – Use of Accessory Structures. No tent, shack, garage, barn or other out building shall at any time be erected and used temporarily or permanently as a residence or for any other purpose, nor shall any trailer be parked permanently or temporarily as a residence or for any other purpose, on any of the Lots in the subdivision; provided, however, temporary buildings, mobile home or field construction offices may be used by contractors in connection with construction work. For purposes of this Section, the terms "out building" and/or "shed" shall not be deemed to include storage containers or storage units. Owners may keep a storage container or storage unit on their Lot, subject to strict compliance with all of the following provisions:

- a) Only one (1) storage container or storage unit shall be permitted per Lot.
 - b) The storage container or storage unit shall not exceed six feet (6') in height or width.
 - c) No walk-in style storage containers or storage units shall be permitted.
 - d) Storage containers or storage units must be placed in the rear of the Lot or Unit and must not be visible from any sidewalk or street.
 - e) Storage containers or storage units shall include a "tie-down" mechanism to prevent dislocation or becoming projectile from winds or other causes.
 - f) Storage containers or storage units must be kept in a good and clean condition, free of dirt, mold, or mildew.
 - g) Owners must obtain written approval of the Architectural Control Committee prior to placement of any storage container or storage unit, which application shall include a site map or survey showing the intended location for placement of the storage container or storage unit.
- Storage containers or storage units existing at the time this Amendment is enacted; and known to be present by the Association, which are in violation of any

of the provisions referenced herein, may be exempted from strict compliance with the provisions stated herein, if the Owner provides notification to the Board of Directors or Architectural Control Committee by submitting an application for such exemption within 30 days of the effective date of this Amendment. The application process shall follow the same procedure as any other regular submission to the Architectural Control Committee. Failure to submit a timely application to the Association's Board of Directors or Architectural Control Committee shall result in the Owner and Lot being considered in non-compliance, subject to all enforcement remedies available to the Association under its Declaration, Bylaws, Articles of Incorporation, or Florida Statutes, as amended from time to time. Any exemption from strict compliance provided to an Owner shall only be good and effective for the life of the storage container or storage unit then in existence, and all other provisions for keeping of such storage container or storage unit shall be applicable.

END OF AMENDMENT

**RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTRY WOODS
HOMEOWNERS ASSOCIATION OF DUNEDIN, INC.**

WITNESSETH:

WHEREAS, COUNTRY WOODS HOMEOWNERS ASSOCIATION OF DUNEDIN, INC., ("Association") is the entity responsible for the operation and maintenance of COUNTRY WOODS pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restriction recorded at Book 16900, Page 597, et seq. of the Official Records of Pinellas County (hereinafter "Declaration") and as amended from time to time; and

WHEREAS, the Board of Directors of Association has determined that Declaration Article III, Section 3.13 has been violated in the past in regard to Country Woods without formal enforcement or legal action being instituted by the Board of Directors, which prohibits tents, shacks, barn, or other outbuildings from being erected and used on any Lot, together with other restrictive language within said Section. Specifically, the Board of Directors has become aware of existing sheds or structures that would have been considered violations of such restriction; and

WHEREAS, the Board desires to follow the logic of Chattel Shipping v. Brickell Place Condominium, 481 So.2d.29 (Fla. 3D DCA 1985), and grandfather in the current and presently known violations of the aforementioned provision of the Declaration. At the same time, the Board of Directors desires to put the membership on notice of the intent of the Board to strictly enforce the provisions of the Governing Documents (hereinafter "Documents") of the Association going forward, particularly the aforementioned provision contained in Declaration Article III, Section 3.13; and

NOW THEREFORE, the Board hereby resolves as follows:

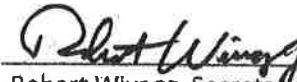
1. The above recitations are true and correct and are incorporated herein by reference.
2. Effective with the date of this resolution, the Board is to strictly enforce the following provision of the Documents: Declaration Article III, Section 3.13 in its entirety, and as may be amended from time to time.
3. The existing violations which are presently known by the Board of Directors, or are open and obvious, shall be grandfathered in, with the continued requirement of maintenance and repair to such sheds, outbuildings or other violative structures.
4. Where the Board obtains knowledge, either actual or constructive, of a future violation of the cited Declaration provision, notice shall be provided to the offending party and a reasonable period to cure the violation shall be allowed. If the violation is not cured, the Board may move forward with all legal remedies available.

5. In the event any grandfathered conditions, sheds, outbuildings, or the like, fall into disrepair, the owner shall be required to submit an application for approval, and obtain the express, written consent of the Architectural Control Committee or Board of Directors, prior to repairing or replacing such conditions, sheds, outbuildings, or the like. The grandfathering of existing violative conditions shall only apply to the current life of such condition and shall not be deemed to permit replacement or future violation on any Lot.

IN WITNESS WHEREOF, the Board has adopted this resolution this 8th day of MARCH, 2022, by a vote of 5 to 0 at a duly called meeting at which a quorum was present.

**COUNTRY WOODS HOMEOWNERS ASSOCIATION
OF DUNEDIN, INC.**

By: _____


Robert Wivagg, Secretary