

This instrument prepared by
And return to:
Ellen Hirsch de Haan, Esq.
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603

CERTIFICATE OF RECORDING OF
AMENDMENT TO REVITALIZED DECLARATION OF
RESTRICTIONS FOR TURNER TRACE

WE HEREBY CERTIFY THAT the attached amendments to the Revitalized Declaration of
Restrictions for Turner Trace, as same is recorded in Official Records Book 3924, at Page 386 of the
Public Records of Hillsborough County, Florida, was duly adopted by the Association membership, in the
manner provided in the Governing Documents at a meeting held June 13, 2019.

IN WITNESS WHEREOF, we have affixed our hands this 14th day of June, 2019.

WITNESSES:

Sign

Print name:

Sign

Print name:

TURNER TRACE TOWNHOMES OWNERS ASSOCIATION, INC.

BY:

As Association Attorney and Agent

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 14th day of June, 2019, by Ellen
Hirsch de Haan, as Association Attorney and Agent for Turner Trace Townhomes Owners Association,
Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me.

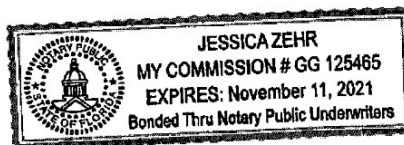
NOTARY PUBLIC:

SIGN:

PRINT:

State of Florida at Large

My commission expires:



ADOPTED AMENDMENT TO
REVITALIZED DECLARATION OF RESTRICTIONS FOR
TURNER TRACE

**PLEASE NOTE: UNAFFECTED TEXT INDICATED BY ". . ."; DELETIONS INDICATED BY "STRIKE-THROUGH"
NEW TEXT INDICATED BY UNDERLINING**

1. Adopted amendment to Declaration of Restrictions for Turner Trace as follows:

The control of the Association was turnover over to non-developer owners by the Declarant/Developer many years ago, and as applicable, the powers and duties either expired when the Declarant/Developer was no longer involved in the Property, or were assumed and are exercised by the Association. All references to the Declarant or Developer are hereby amended to refer to the Turner Trace Townhomes Owners Association, Inc., or if expired are hereby deleted, as appropriate.

2. Proposed amendments to Declaration of Restrictions for Turner Trace, Article II, Section 2.1, to read as follows

ARTICLE II
GENERAL USE AND RESTRICTIONS

2.1 Residential Use; Rental. All of the Property shall be known and described as residential property and no more than one single-family Townhome may be constructed on any Lot. No Townhome may be divided into more than one residential dwelling and no more than one family shall reside within any Townhome. Single family is defined as one person living alone; parents, children and grandchildren related by blood, marriage or adoption; or two unrelated persons living together as a single housekeeping unit, sharing kitchen and bedroom facilities.

No Townhome may be rented or leased during the first two years of ownership. After the second year of ownership has passed, Townhomes may be rented subject to the following conditions:

a. No Owner may rent or lease the Townhome without the approval of the Board of Directors of the Association. The term "lease" shall be defined as any use of a Townhome by persons other than the Owner, where money or other consideration is provided to the Owner in exchange for use of the Townhome. Only the entire Townhome may be leased. No individual rooms may be rented; and no transient occupancy is permitted.

b. No part of the Townhome or other improvements shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court of any other type of transient accommodation such as halfway house, rehabilitation center, temporary welfare housing, etc.

c. Any Owner wishing to enter into a lease for the Townhome must give notice to the Association, at least fifteen (15) days prior to the lease commencement date, with a copy of the proposed lease, a completed Application or Addendum to Lease form approved by the Association, and such other information as the Association may require. With the Notice, the applicant is required to pay a screening fee per applicant equal to the actual amount charged to the Association to cover the cost of obtaining a background check for every occupant who is over the age of 18 years. The 15-day review period will begin to run when all paperwork has been received, and the screening fee has been paid.

d. No Townhome shall be leased for a term of less than twelve (12) six (6) months.

e. A prospective tenant may be disapproved for the following reasons:

If the Owner of the Townhome is delinquent in any monies owed to the Association. In the alternative, the Law provides the Association has the ability to demand the tenant pay the rent to the Association until the account is brought current.

If the prospective tenant provides information on the application form which is a material misrepresentation, and impacts on the occupancy; or if a prior landlord threw them out or had problems with them and non-renewed the lease.

If the proposed tenant is or has been in violation of the Association Documents, before taking occupancy of the home.

If the applicant is a convicted felon, including someone on the sex offender registry, for a crime which impacts on his/her ability to live in a multi-family residential community.

f. The Owner is required to provide the Association with a current mailing address if they are no longer residing in the Townhome. Owner remains responsible for the acts or omissions, whether negligent or willful, of any person residing in his Townhome, and for all guests, invitees, contractors of the Owner or any resident.

The Association does not discriminate based upon race, religion, sex, sexual orientation, national origin, color, creed, familial status or handicap.

3. Adopted amendment to Declaration of Restrictions for Turner Trace, Article II, Section 2.7, to read as follows

ARTICLE II GENERAL USE AND RESTRICTIONS

2.7 Animals. . . . no animals . . . shall be . . . kept within the Property, except that cats, dogs, and other household pets (no more than two animals per household) weighing not more than twenty-five (25) pounds may be kept . . . The Board of Directors may promulgate additional rules and regulations from time to time governing the activities of animals within the Property. Keeping of service animals is subject to conditions and restrictions of Federal and State Law. A service animal is not a "pet." Application must also be made to the Association for Emotional Support Animals to be kept in any Townhome. Residents applying for a Service or Emotional Support Animal must follow the documentation requirements of the State and Federal Laws. All dogs within the Property must be registered with the Association, and the Owner must provide annual proof of vaccination and license. Owners must provide annual documentation from a veterinarian showing the weight of pet dogs

4. Adopted amendment to Declaration of Restrictions for Turner Trace, Article II, Section 2.8, to read as follows

ARTICLE II GENERAL USE AND RESTRICTIONS

2.8 Vehicles and Parking. No vehicle shall be parked within the Property except on a paved street, a paved driveway, or a paved parking area, in accordance with rules and regulations promulgated by the Board of Directors from time to time. Ownership of each Lot shall entitle the Owner or Owners thereof to the exclusive use of at least one automobile parking space two (2) automobile parking spaces consisting of one carport space and one open space, which shall be as near and convenient to said Lot as reasonably possible. . . . No trucks or vehicles which are primarily used for commercial purposes, other than those present on business, nor any trailers, may be parked within the Property. No boats, boat trailers, campers, vans, motor homes, motorcycles or other recreational vehicles, or any vehicles not in operable condition and validly licensed, shall be permitted to be parked within the Property. No vehicle or permitted mode of transportation is permitted to be stored in a visitor spot or on common/restricted property for more than five (5) days cumulatively. Violation of any of the parking restrictions, including any contained in the Rules and Regulations may result in the vehicle being towed at the vehicle owner's expense.

5. Proposed amendment to Bylaws of Turner Trace Townhomes Owners Association, Inc., Article III, Section 4, to read as follows:

ARTICLE III MEETING OF MEMBERS

Section 4. Quorum. The presence at the meeting in person or by proxy of Members entitled to cast one-third (1/3) twenty (20%) percent of the votes of each class of the membership shall constitute a quorum for any action . . .