

This instrument was prepared by,
or under the supervision of
(and after recording return to):

Frazier & Bowles, Attorneys at Law
202 S Rome Ave.
Suite 125
Tampa, FL 33606

**CERTIFICATE OF AMENDMENT TO THE AMENDED
AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BLACKSTONE
AT BAY PARK**

THIS AMENDMENT is made by **Blackstone at Bay Park Homeowner's Association, Inc., a Florida not-for-profit Corporation** (the "Association").

The Association has placed on record the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Blackstone at Bay Park ("Declaration") dated January 1, 2017, and recorded same in the Official Records of Hillsborough County Book 24688, Page 1944, et seq. of the Public Records of Hillsborough County, Florida, is hereby amended by the recording of this Amendment to the Declaration.

WHEREAS, pursuant to Article XI of the Declaration, the Association is permitted to amend the Declaration upon the affirmative vote of two-thirds (2/3) of the votes of the Members cast in person or by proxy at a meeting duly called, and the Association provided a written copy of the proposed amendment to all members in advance of the meeting and vote; and

WHEREAS, at a meeting on 3rd day of May, 2022 duly called, the proposed amendment was approved pursuant to Article XI of the Declaration.

NOW, THEREFORE, the Associations amends the Declaration as follows:

(Deleted language marked by a ~~strike through line~~; & new language marked by a double-underline.)

- I. Amending Section 18 of IX of the Declaration, adding subsections a, b, c, and d to Section 18, is stated as follows:

a. Rental Cap: Total rentals in the community shall be capped at ten (10) percent of all units. The Board of Directors are authorized to establish a wait list procedure and policy, to administer the rental cap. Sunset with regards to only current owners and current tenants locked in a long-term lease and the application of the cap is set at December 31, 2022, after which time the cap shall be applicable to all owners and tenants.

b. Owner Definition: For the purposes of the enforcement and applicability of the Association's rental provisions, the Association considers an entity the same owner as a prior named entity, and that there is no change in ownership of the parcel, if beneficial ownership of the parcel does not change OR the conveyance is to an affiliated entity of the prior named owner, as outlined under F.S. § 720.306(4) as it is amended from time to time. The term "affiliated entity" means an entity

that controls, is controlled by, or is under common control with the parcel owner or that becomes a parent or successor entity by reason of transfer, merger, consolidation, public offering, reorganization, dissolution or sale of stock or transfer or member partnership interests. Regardless of the entity's actions, the Association may opt to define an affiliated entity as a prior owner, if its investigation determines there is affiliation. However, for an entity to utilize the protections under 720.306(4), they must comply with its procedural requirements to furnish the Association documentation certifying that the subparagraph shall apply to the entity, and provide organizational documents for the parcel owner and the affiliated entity which support representation in the certificate.

c. An affiliated entity or any Owner may own no more than 2 homes in the community.

d. An affiliated entity or any Owner may only rent up to 2 homes in the community, and no more.

IN WITNESS WHEREOF, the Association has executed this document this 3rd day of May, 2022.

**BLACKSTONE AT BAY PARK
HOMEOWNER'S ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT
CORPORATION**

[Signature]
President

ROBIN MANGAUN
Printed Name

[Signature]
Witness Signature

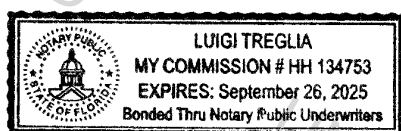
Maria M. Rodriguez
Printed Name

[Signature]
Witness Signature

CHRIS EASTERBROOK
Printed Name

STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of May, 2022, by Robin Mangaun, President of Blackstone at Bay Park Homeowner's Association, Inc., a Florida not-for-profit corporation, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public

My Commission Expires:

Marta S. Viera

Secretary

MARTA S. VIERA

Printed Name

Chris Easterbrook

Witness Signature

CHRIS EASTERBROOK

Printed Name

Mana M. Rodriguez

Witness Signature

Mana M. Rodriguez

Printed Name

STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of May, 2022, by Marta S. Viera, Secretary of Blackstone at Bay Park Homeowner's Association, Inc., a Florida not-for-profit corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

My Commission Expires:

