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02/27/12 J. Farias, Dpty Clerk

Prepared By and Return To:  
Marielle Westerman, Esq.  
146 2<sup>nd</sup> St. N., Ste. 100  
St. Petersburg, FL 33701

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
02/27/12 01:11pm 1 of 4  
OR BK **8661** PG **3857**

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF COVENANTS & RESTRICTIONS  
THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PROPERTY  
OWNERS ASSOCIATION, INC.**

The undersigned officers of The Estates of Beacon Woods Golf and Country Club Property Owners Association, Inc., the corporation in charge of the operation and control of The Estates of Beacon Woods Golf and Country Club Property Owners Association, Inc., according to the Declaration of Covenants & Restrictions thereof as recorded in Official Records Book 1800, Page 0184 et seq., of the Public Records of Pasco County, Florida, hereby certify that the following attached amendment to the Declaration of Covenants & Restrictions was proposed and approved by majority vote of the Board of Directors at a board meeting held on February 13, 2012, and approved by vote of not less than two-thirds of the parcel owners present at a membership meeting held on February 13, 2012. The undersigned further certify that the amendment was proposed and approved in accordance with the homeowners association documentation and applicable law.

IN WITNESS WHEREOF, The Estates of Beacon Woods Golf and Country Club Property Owners Association, Inc. has caused this Certificate to be executed in its name on February 13, 2012.

Witness

By: Edy McGuirk  
(name, typed or printed)

Witness  
Signature: Edy McGuirk

Witness

By: Dominick Scannavino  
(name, typed or printed)

Witness  
Signature: Dominick Scannavino

The Estates of Beacon Woods Golf and Country Club Property Owners Association, Inc.  
By: [Signature]  
Signature

Robert N. Smith  
(name, typed or printed)  
President

ATTEST:  
By: [Signature]  
Signature

John M. Fadden  
(name, typed or printed)  
Secretary

Thomas L. Thompson  
Deno & Reynolds

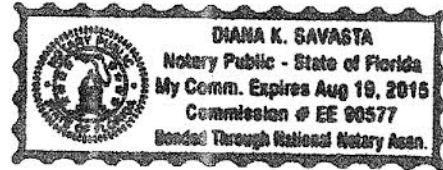
STATE OF FLORIDA  
COUNTY OF PASCO

Sworn to or affirmed and signed before me on 13<sup>TH</sup> FEB, 2012 by Robert N. Smith (name of person making statement), president, name of

[Signature]  
(Signature of Notary Public- State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



**ADOPTED AMENDMENT TO THE  
DECLARATION OF COVENANTS & RESTRICTIONS  
THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PROPERTY  
OWNERS ASSOCIATION, INC.**

**ARTICLE 5.  
USE RESTRICTIONS**

5.24 Fences or Walls. No fences or walls shall be installed on any Lot. Natural fencing, created through the use of hedges or other plant materials, may not be installed on any Lot.

Notwithstanding the foregoing and provided the prior consent of the Approving Party is obtained, Owners are required to screen from public view air conditioning units, pool equipment and trash cans. The Approving party can approve the use of fencing, walls or hedges as screens for the sole purpose of concealing the foregoing equipment. All such screens must comply with the architectural requirements, including the material(s) to be used to create the screen and the acceptable dimensions of the screen, established from time to time by the Approving Party. Subject to the prior consent of the Approving Party and compliance with all architectural standards promulgated, Owners may also utilize plants to screen pool cages and patios.

5.6 Outside Storage of Personal Property. The personal property of any resident of the Subject Property shall be kept inside the resident's Unit, except for patio furniture and accessories, which must be kept on the unit's lanai or patio and must be neat in appearance and in good condition.

5.10 Pets. No animals, livestock or poultry or any of the kind shall be permitted within the Subject Property except for common household domestic pets. No pit bull terriers are permitted. Any pet must be carried or kept on a leash while outside of a Unit. No pet shall be kept outside of a Unit, or in any screened porch or patio, unless someone is present in the Unit. No pet shall be permitted to go or stray on any other Lot without the permission of the Owner of the Lot. Any pet may not be an unreasonable nuisance or annoyance to other residents of the Subject Property. Any resident shall immediately pick up and remove any solid animal waste deposited by his pet on the Subject Property, except for designated pet-walk areas, if any. No commercial breeding of pets is permitted within the Subject Property. The Approving Party may require any pet to be immediately and permanently removed from the Subject Property due to a violation of this paragraph.

5.23 Swimming Pools. No above-ground swimming pools are permitted. Spas or the like shall be installed inside of a screen enclosed attached lanai or patio.

10.1. This Declaration may be amended upon the approval of not less than a majority of the Owners, except that if any provision of this Declaration requires more than a majority vote of the Owners to approve any action, such provision may not be amended to require a lesser vote, and may not be deleted without the same number of votes required to approve such action. In addition, so long as Declarant owns any portion of the Subject

Property, this Declaration may be amended from time to time, by Declarant and without the consent of the Association or any Owner, and no amendment may be made by the Owners without the written joinder of Declarant. Such right of Declarant to amend this Declaration shall specifically include, but shall not be limited to, (i) amendments adding any property which will be developed in a similar manner as the Subject Property, or deleting any property from the Subject Property which will be developed differently than the Subject Property (provided that any such amendment shall require the joinder of the owners of such property or any portion thereof if the owners are different than Declarant, and further provided that Declarant shall not have the obligation to add any property to or delete any property from the Subject Property), and (ii) amendments required by any Institutional Lender or governmental authority in order to comply with the requirements of same. In order to be effective, any amendment to this Declaration must first be recorded in the public records of the county in which the Subject Property is located, and in the case of an amendment made by the Owners, such amendment shall contain a certification by the President and Secretary of the Association that the amendment was duly adopted.