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DEPUTY CLERK: ADANIEL Pat Frank, Clerk of
the Circuit Court Hillsborough County

Prepared By and Return To:
Joseph R. Cianfrone, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
GRAND HAMPTON**

NOTICE IS HEREBY GIVEN that amendment of the Declaration of Covenants and Restrictions for Grand Hampton, as originally recorded in O.R. Book 13285, Page 1001, et seq. of the Public Records of Hillsborough County, Florida, was approved as required by the terms of the said Declaration at a meeting on August 28, 2012.

IN WITNESS WHEREOF, this Certificate of Amendment has been executed this 19 day of September 2012.

DECLARANT:

TROUT CREEK DEVELOPERS, LLC,
a Delaware limited liability company

Witnesses:

By: LandMar Group, LLC,
a Delaware limited liability company
its sole member

Mary Sullivan
Witness Signature

Mary Sullivan
Witness Printed Name

Joseph Cianfrone
Witness Signature

Joseph Cianfrone
Witness Printed Name

By: Margaret J. Sennese
Name: MARGARET J. SENNESE
Title: Senior Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH Duval

The foregoing instrument was acknowledged before me this 19 day of September, 2012, by Margaret Sennese as SU President of

LandMar Management, LLC, a Delaware limited liability company, on behalf of the LandMar Group, LLC, a Delaware limited liability company, on behalf of Trout Creek Developers, LLC, a Delaware limited liability company, as its sole member. He/She is personally known to me or has produced _____ (type of identification) as identification.

My Commission Expires: 5/16/16

Mary Sullivan

Notary Public
State of Florida



MARY SULLIVAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE199202
Expires 5/16/2016

WITNESSES:

ASSOCIATION:

GRAND HAMPTON HOMEOWNERS
ASSOCIATION, INC.
a Florida not for profit corporation

Mary Sull

Witness Signature

Mary Sullivan

Witness Printed Name

Joseph Jenness

Witness Signature

Joseph Jenness

Witness Printed Name

By: Margaret H. Jenness
Margaret H. Jenness, President
Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of September, 2012, by Margaret Jenness as President of Grand Hampton Homeowners Association, Inc., a Florida not for profit corporation. He/She is personally known to me or has produced _____ (type of identification) as identification.

My Commission Expires: 5/16/16

Mary Sull

Notary Public
State of Florida



MARY SULLIVAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE199202
Expires 5/16/2016

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
GRAND HAMPTON

Recorded in
Clerk's office
10/16/2012

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....

1. ARTICLE III, USE RESTRICTIONS, section 10, Parking Restrictions and Garages, paragraph a, of the Declaration, shall be amended to read as follows:

a. Parking. No vehicle, boat, mobile home, or trailer may be parked, stored, or repaired anywhere within the Property except that functional passenger automobiles, vans, motorcycles and non-commercial trucks of one (1) ton capacity or less (collectively "Permitted Vehicles") may be parked in the garage or driveway of the Residential Unit, or in any approved parking areas on the Lot. Parking in driveways should not restrict sidewalk passage. Boats, trailers, motor homes, recreational vehicles and other vehicles that are not Permitted Vehicles may be regularly parked only in the garage of a Residential Unit. No parking places may be constructed on any Lot, except as constructed in accordance with plans and specifications approved by Developer. Commercial vehicles or any Permitted Vehicles with advertising thereon shall not be parked within public view on a regular basis. Streets within the Property shall not be regularly used for parking. No vehicles may be parked on the street between the hours of 12 midnight and 6 a.m. The Association may have vehicles in violation towed away at owner's expense. The Association may enforce the foregoing restrictions in any lawful manner, including the imposition of reasonable, uniform fines or willful or repeated violations. Nothing in this paragraph prohibits the emergency repair or servicing of Permitted Vehicles, so long as such repair or servicing is completed within forty-eight (48) hours, or the occasional parking of vehicles by delivery personnel or guests of Owners in a manner not complying with this paragraph.

2. ARTICLE III, USE RESTRICTIONS, section 12, Occupancy and Leasing Restrictions, paragraph b, of the Declaration, shall be amended to read as follows:

b. Lease Requirements. All rentals of Residential Units shall be documented by a written lease and previous rental history which shall set forth, among other things, the address of the Residential Unit, the name(s) of the tenants, the lease commencement date and the term. A copy of the fully executed lease with a list of references shall be delivered by the owner to the secretary of the Association within five (5) days of the

full execution of such lease. The Association shall have the right of approval for all proposed leases. The lot owner shall submit a copy of the proposed lease to the Association along with a copy of a completed application form as promulgated by the Board of Directors. The Association shall have 14 days to review the application prior to occupancy. The Association shall have the right to undertake a criminal background check of the proposed lessees. The Association may reject a proposed lease application based upon the criminal background check and/or information received from prior landlords. Rentals of less than ninety (90) consecutive days in duration or the operation of a rooming house, hostel, or hotel shall be deemed to be a commercial use for purposes of enforcement of this Declaration, and are prohibited. No more than two (2) leases may be executed for a Residential Unit during any twelve (12) month period based on the date of commencement of the lease. In the event that a tenant desires to extend its lease period, such extension period shall not be less than ninety (90) consecutive days. The tenants who are occupying a Residential Unit pursuant to a written lease shall be permitted to use the Common Areas during the lease term, provided that (i) the tenants comply with any and all policies, rules and regulations of the Association, and (ii) the Owner assigns to such tenant and relinquishes its right to use the Common Areas during the lease term.

3. ARTICLE III, USE RESTRICTIONS, section 13, Animals, of the Declaration, shall be amended to read as follows:

13. Animals. No animals livestock, or poultry shall be raised, bred, or kept anywhere within the Property, except that common household pets may be kept by the occupants of each Residential Unit, provided such pets are not kept, bred or maintained for any commercial purpose and provided further that such pets are neither dangerous nor a nuisance to the residents of the Property. "Common household pets" means dogs, cats, domestic birds, and fish. Dogs must be kept on a leash or within enclosed areas at all times. The Association may establish a maximum number of pets that may be kept on a Lot. Pet owners shall clean up after their pets and promptly remove all waste in a sanitary manner.

4. ARTICLE V, RIGHTS AND OBLIGATIONS OF THE ASSOCIATION, section 1, The Common Area, paragraph b, of the Declaration shall be amended to read as follows:

b. Roadways. Pursuant to the Zoning Ordinance, the Developer has the right to cause all roadways within the Development to be maintained as private roadways with gated access to the Development. All roadways and rights-of-way within the Development shall be owned by the Association as Common Areas. Subject to obtaining any necessary permits therefor, the Developer intends to construct and install gates, guardhouses, and associated systems and facilities as the Developer deems appropriate for the Development. The same shall be Common Areas to be maintained by and at the common expense of the Association. Any gates, gatehouses or guardhouses so

installed may be modified or removed, from time to time, as deemed appropriate by the Developer and, after turnover of control, by the Association, to the extent required by law or any applicable permits. Notwithstanding such private roadways and gated access, each Owner, by acceptance of its deed to its Lot, acknowledges that City of Tampa Police have the right and may regulate and monitor speeding and other traffic violations on such roadways and that public and private utility providers and emergency vehicles will have access to the Development and the right to use such roadways pursuant to each Plat, this Declaration, and in accordance with all laws.