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This Instrument Prepared by and Return to: Jessica L. Knox, Esq. PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
Address: Knox Levine, P.A., 36428 U.S. Hwy 19 N, Palm Harbor, FL 34684 07/18/2017 08:59 AM 1 of 2
OR BK **9574** PG **3226**

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF RESTRICTIONS
OF SHADOW RUN COMMUNITY ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Amendments to the Declaration of Restrictions of Shadow Run Community Association, Inc. as originally recorded at Official Records Book 1328, Page 1102, et. seq. of the Public Records of Pasco County, Florida, and as subsequently corrected/amended/restated at Official Records Book 1351, Page 898, et. seq.; Book 1353, Page 1060, et. seq.; Book 1933, Page 1029, et. seq.; Book 6996, Page 128, et. seq., and as otherwise amended, all of the Public Records of Pasco County, Florida, was duly approved at a meeting of the membership in the manner required therein on June 21, 2017.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of July 2017
2017 at Pasco County, Florida.

WITNESSES

Chaise Clouse
Signature of Witness #1

Chaise Clouse
Printed Name of Witness #1

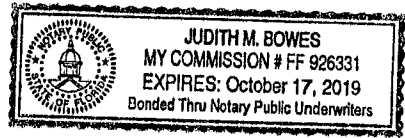
Judith M. Bowes
Signature of Witness #2

Judith M. Bowes
Printed Name of Witness #2

**SHADOW RUN COMMUNITY ASSOCIATION,
INC., a Florida not-for-profit corporation**

By: Julianna Buckholz
Julianna Buckholz, President

Attest: Kathleen Damico
Kathleen Damico Secretary



STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, the undersigned authority, personally appeared JULIANNA BUCKHOLZ and KATHLEEN DAMICO to me known to be the President and Secretary, respectively, of Shadow Run Community Association, 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 FL. DRVS. LICENSE and FL. DRIVERS LIC. (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 7th day of July, 2017.

My commission expires:
10/17/2019

Judith M. Bowes
Notary Public
Printed Name: Judith M. Bowes

ADOPTED AMENDMENT TO DECLARATION OF RESTRICTIONS

SHADOW RUN COMMUNITY ASSOCIATION, INC.

The following is an amendment to the Declaration of Restrictions of Shadow Run Unit 1 n/k/a Shadow Run originally recorded at Official Records Book 1328, Page 1102, et. seq. of the Public Records of Pasco County, Florida, and as subsequently corrected/amended/restated at Official Records Book 1351, Page 898, et. seq.; Book 1353, Page 1060, et. seq.; Book 1933, Page 1029, et. seq.; Book 6996, Page 128, et. seq., and as otherwise amended, all of the Public Records of Pasco County, Florida.

New Wording Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording):

Section 23(l) of the Declaration is **created** to read as follows:

- I. Leasing.
 - (a) Term of Ownership Before Leasing. The owner of any unit must own the unit for two years before it is leased or rented. This provision does not apply to the Association when it takes title to a unit by foreclosure or deed in lieu of foreclosure.
 - (b) No Owner may rent his lot if, at the time he desires to enter into a lease or lease renewal, the Owner is not current on all assessments.
 - (c) The Board shall have the power to adopt rules to maintain the integrity of these provisions.

END OF AMENDMENT