

This Instrument Prepared by and Return to: Jessica L. Knox, Esq.  
Address: Knox Levine, P.A., 36354 U.S. Hwy 19 N, Palm Harbor, FL 34684

**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 1354, 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 March 22, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 24<sup>th</sup> day of April, 2023 at Pasco County, Florida.

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

By: Susan Navage  
Susan Navage, President

Attest: Andrea Coad  
Andrea Coad, Secretary

**WITNESSES**

[Signature]  
Signature of Witness #1

ANDREW GEORGE  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

VALERIE E. GALLOWAY  
Printed Name of Witness #2

STATE OF FLORIDA )  
COUNTY OF PASCO )

BEFORE ME, the undersigned authority, personally appeared Susan Navage and Andrea Coad, 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 \_\_\_\_\_ and \_\_\_\_\_ (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 24<sup>th</sup> day of April, 2023.

[Signature]  
Notary Public

My commission expires:

Printed Name: RITA Helen Menger



**RITA HELEN MERGER**  
Commission # HH 139470  
Expires October 4, 2025  
Bonded Thru Budget Notary Services

## AMENDMENTS TO DECLARATION OF RESTRICTIONS

### SHADOW RUN COMMUNITY ASSOCIATION, INC.

The following are amendments 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 1354, 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 Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording):

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Section 7 of the Declaration is **amended** to read as follows:

7. LANDSCAPING AND DRIVEWAYS: All dwellings shall be constructed with concrete driveways or pavers which shall not exceed a width of 21 feet, solid sodded front, side and rear yards, in accordance with Architectural Standards and Association Rules and Regulations.

Section 11 of the Declaration is **amended** to read as follows:

11. PARKING OF VEHICLES: No vehicle shall be parked on any part of this property except on a paved street or on a paved driveway in accordance with Association Rules and Regulations. No trailers or commercial vehicles, other than those present on business, may be parked in this subdivision. Boats, motor homes, commercial vehicles, campers and other recreational vehicles shall be parked inside garages and concealed from view. All parking shall be in accordance with State, County, and City regulations and laws.

The last paragraph of Section 23.H of the Declaration is **amended** to read as follows:

In addition to all of the other rights afforded to the Association hereunder, it shall further have the ability to enforce the restrictions contained herein by

levying a fine in accordance with Florida Statutes Section 720.305, as the same may be amended from time to time ~~\$25.00 fine for the first offence and a \$50.00 fine for the next offence, with the terms hereof. All owners shall have the right to be informed of any infraction on their lot and be given thirty (30) days to cure the same prior to levying of a fine. Fines shall be collectible against a Lot and Owner in the manner provided herein. The Board shall have the power to adopt rules providing for a fining procedure and to allow for procedural due process.~~

END OF AMENDMENTS