

Prepared by and return to:  
James R. De Furio, P.A.  
PO Box 172717  
Tampa, FL 33672-0717

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2015041301 02/12/2015 at 03:58 PM  
OFF REC BK: 18676 PG: 1336-1337  
DocType:RST RECORDING: \$18.50

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BOOT RANCH – EAGLE WATCH – PHASE B-II TO BE KNOWN AS “THE EAGLES RESERVE”**

WE HEREBY CERTIFY THAT the attached Amendment adding Section 8.4 to Article 8 of the Declaration of Covenants and Restrictions for Boot Ranch – Eagle Watch – Phase B-II – to be known as “The Eagles Reserve,” originally recorded at **Official Records Book 7625, Page 1456, et. seq.**, of the Public Records of Pinellas County, Florida, as has been amended from time to time thereafter, was duly adopted in the manner provided in Section 12.1 of the Declaration by the affirmative vote of at least two-thirds (2/3) of the owners at a meeting duly noticed held on the 13<sup>th</sup> day of January, 2015.

IN WITNESS WHEREOF, we have affixed our hands this 27 day of January, 2015 at Pinellas County, Florida.

WITNESSES

EAGLES’ RESERVE HOMEOWNERS’ ASSOCIATION, INC.

Sign \_\_\_\_\_

By: [Signature]  
Print Name: DAVID F. WILLIAMS

Print \_\_\_\_\_

As: President

Sign \_\_\_\_\_

[Signature]  
Secretary (Seal)

Print \_\_\_\_\_

Todd D. NELSON

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 27 day of January, 2015, by Todd Nelson and David Williams as President and Secretary respectively, of Eagles’ Reserve Homeowners’ Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.



Stephanie Kotakis  
State of Florida

[Signature]  
Signature of Notary Public – State of Florida

My Commission Expires 06/23/2018  
Commission No. FF 135279  
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OK Produced RDL as Identification

**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR BOOT RANCH – EAGLE WATCH – PHASE B-II  
TO BE KNOWN AS “THE EAGLES RESERVE”**

Amendment adding Section 8.4 to Article 8 of the Declaration of Covenants and Restrictions for Boot Ranch – Eagle Watch – Phase B-II – to be known as “The Eagles Reserve,” originally recorded at **Official Records Book 7625, Page 1456**, et. seq., of the Public Records of Pinellas County, Florida, and as has been amended from time to time thereafter.

Additions indicated by underlining  
Deletions indicated by striking through  
Unaffected text by “...”

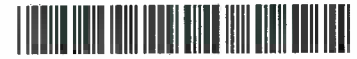
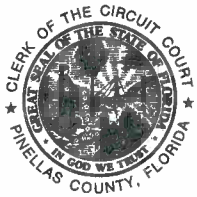
...

**8. MAINTENANCE**

...

**8.4** In the event the Board of Directors of the Association determines that any Lot Owner has failed or refused to discharge properly his obligation under this Declaration with respect to the maintenance, repair, or replacement of any items for which a Lot Owner is responsible, the Association shall give the Lot Owner written notice by certified mail, postage prepaid, return receipt requested, of the Association's intent to provide the necessary maintenance, repair or replacement at the Lot Owner's sole cost and expense, which notice shall set forth with particularity the maintenance, repairs and replacement deemed necessary. The Lot Owner shall have fifteen (15) days from the date of mailing the notice to complete the maintenance, repair or replacement in a manner acceptable to the Board of Directors or to request a hearing before the Board to contest its determination. If the Lot Owner fails in this obligation, or if the Owner requests a hearing and the Board, by majority vote, affirms its determination, then the Association may provide such maintenance, repair and replacement at the Lot Owner's sole cost and expense, and the cost shall be added to and become part of the assessment for which the Lot Owner is responsible, and along with all costs and expenses of collection, including reasonable attorney's fees, shall become a lien against the Lot subject to foreclosure.

...





Transaction #: 2975340  
 Receipt #: 2745120  
 Cashier Date: 2/12/2015 3:58:32 PM  
 (CLKRD23)

Print Date:  
 2/12/2015 3:58:38 PM



(727) 464-4876

Customer Information	Transaction Information	Payment Summary
() JAMES R DE FURIO P O BOX 172717 TAMPA, FL 33672	Date Received: 2/12/2015 Source Code: St. Pete Branch Q Code: St. Pete Branch Return Code: Mail Trans Type: Recording Agent Ref Num:	Total Fees \$18.50 Total Payments \$18.50

1 Payments	
 CHECK 014724	\$18.50

1 Recorded Items		
 (RST) RESTRICTIONS	BK/PG: 18676/1336 CFN:2015041301 Date: 2/12/2015 3:58:26 PM From: EAGLES RESERVE HOMEOWNERS ASSOCIATION INC To: IN RE	
Recording @ 1st=\$10, Add'l=\$8.50 ea.	2	\$18.50
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	2	\$0.00

0 Search Items
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2 Miscellaneous Items	
 (AGENTTRANSMITTAL/MISC) AgentTransmittal/Misc	 (ENV) Envelope