

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

Amendment to Sections 9.6.1 and 9.6.2 of Article 9 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 “...”

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9. ASSESSMENTS

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9.6 EFFECT OF NON-PAYMENT OF ASSESSMENTS

9.6.1 If any assessment is not paid on the date when due, such assessment shall then become delinquent and shall together with interest thereon, late fees, and the cost of collection thereof, become a continuing lien on the Lot (or in the event additional property is made subject to this Declaration, each Lot, unit or parcel) against which such assessment is made, which lien shall bind such Lot, unit or parcel in the hands of the owner, their heirs, devisees, personal representatives and assigns, and shall also be the continuing personal obligation of the owner against whom the assessment is levied.

9.6.2 If any assessment is not paid within thirty (30) days after the delinquency date, which shall be the due date, the assessment shall bear interest from the date of delinquency at the highest rate permitted at law, ~~and~~. For all assessments or installments not paid by the due date, the Association may charge an administrative late fee not to exceed the greater of twenty five dollars (\$25.00) or five percent (5%) of the assessment or assessment installment, or the maximum amount allowed by law, whichever is greater. The Association may, at any time thereafter, bring an action to foreclose the lien against said property in like manner as to foreclosure on a mortgage on real property and/or a suit on the personal obligation against the owner or owners and there shall be added to the amount of such assessment the cost of preparing and filing a complaint in such action (including reasonable attorney's fees), and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided, late fees, and reasonable attorney 's fees to be fixed by the Court, together with the cost of the action.

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