

Park Place  
311 Park Place Blvd, Suite 250  
Clearwater, Florida 33759

April 23, 2014

**VIA E-MAIL: ELLEN@QUALIFIEDPROPERTY.COM**

Millpond Estates Section Four Homeowner's Association, Inc.  
c/o Qualified Property Management, Inc.  
ATTN: Ellen Fincke, Manager  
5901 U.S. Highway 19 North, Suite Q7  
New Port Richey, FL 34652

Re: Certificate of Amendment to Declaration, Bylaws and Articles

Dear Ellen:

Enclosed is the Certificate of Amendment to the Declaration, Articles of Incorporation and By-Laws. This was recorded on April 11, 2014 in Official Records Book 9018, Pages 3126 through 3128 of the Pasco County Public Records. You should make this part of the official documents on file for the Association, and all members of the Association should be provided with a copy of the amendment.

Please do not hesitate to contact me should you have any comments or questions regarding this matter.

Very truly yours,



Anne M. Hathorn  
For the Firm

AMH/dls  
Enclosures (as stated)

M12144/117209:5684959\_1

Prepared by and return to:  
Anne M. Hathorn, Esquire  
Becker & Poliakoff, P.A.  
311 Park Place Blvd, Suite 250  
Clearwater, FL 33759

APR 01 2014

Rcpt: 1595333 Rec: 27.00  
DS: 0.00 IT: 0.00  
04/11/14 L. Korb, Dpty Clerk

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND  
CONDITIONS – MILLPOND ESTATES SECTION FOUR  
AND TO THE ARTICLES OF INCORPORATION AND BY-LAWS OF  
MILLPOND ESTATES SECTION FOUR HOMEOWNER’S ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Amendments to the Declaration of Covenants and Conditions of Millpond Estates Section Four, and the attached Amendments to the Articles of Incorporation and By-Laws of Millpond Estates Section Four Homeowner’s Association, Inc., were duly adopted in the manner provided for in the Governing Documents at a meeting held on January 14, 2014. The Declaration of Covenants and Conditions of Millpond Estates Section Four was recorded in Official Records Book 3302, Page 105, Public Records of Pasco County, Florida, and the Articles of Incorporation and By-Laws were attached to the original Declaration as exhibits thereto.

IN WITNESS WHEREOF, we have affixed our hands this 27 day of March, 2014, in Pasco County, Florida.

WITNESSES:

**MILLPOND ESTATES SECTION FOUR  
HOMEOWNER’S ASSOCIATION, INC.**

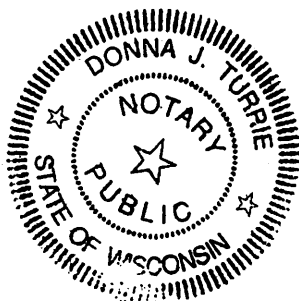
[Signature]  
Printed Name: Kant + Barbara  
[Signature]  
Printed Name: Tami S. Winston

By: [Signature], President  
Printed Name: DIANE KRIVO

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
04/11/14 10:34am 1 of 3  
OR BK **9018** PG **3126**

STATE OF ~~FLORIDA~~ Wisconsin  
COUNTY OF ~~PASCO~~ Brown

The foregoing instrument was acknowledged before me this 27 day of March, 2014, by Diane Krivo, as President of Millpond Estates Section Four Homeowner’s Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me \_\_\_\_\_ or has produced Drivers License as identification.



[Signature]  
Notary Public, State of Florida Wisconsin  
My Commission Expires: 12-16-2017

**ADOPTED AMENDMENTS TO THE DECLARATION OF COVENANTS AND  
CONDITIONS – MILLPOND ESTATES SECTION FOUR, THE ARTICLES OF  
INCORPORATION AND THE BY-LAWS OF MILLPOND ESTATES SECTION FOUR  
HOMEOWNER’S ASSOCIATION, INC.**

**DECLARATION OF COVENANTS AND CONDITIONS**

1. Adopted amendment to ARTICLE VI of the Declaration of Covenants and Conditions – Millpond Estates Section Four (the “Declaration”), to add a new Section 14, to read as follows:

**ARTICLE VI**

**MISCELLANEOUS PROVISIONS**

...

**Section 14. Rental Restriction. No owner may rent or lease his or her Lot, or any interest therein, or allow occupancy by a person other than the owner and his/her family, during the first twelve (12) months of ownership.**

2. Adopted amendment to ARTICLE VI of the Declaration, to add a new Section 15, to read as follows:

**ARTICLE VI**

**MISCELLANEOUS PROVISIONS**

...

**Section 15. Minimum Lease Term. Beginning with the effective date of this amendment, each lease of a Lot shall be for a minimum of one (1) year.**

**ARTICLES OF INCORPORATION**

Adopted amendment to ARTICLE VIII of the Articles of Incorporation of Millpond Estates Section Four Homeowner’s Association, Inc., to read as follows:

**ARTICLE VIII**

The affairs of the corporation shall be governed by a Board of Directors, which Board shall consist of ~~not less than three (3) and not more than seven (7)~~ five (5) persons. The initial Board of Directors may consist of two (2) Directors. . . .

**BY-LAWS**

Adopted amendment to ARTICLE III.A.1 of the By-Laws of Millpond Estates Section Four Homeowner’s Association, Inc., to read as follows:

**ADOPTED AMENDMENT TO THE ARTICLES OF INCORPORATION  
OF  
MILLPOND ESTATES SECTION FOUR HOMEOWNER'S ASSOCIATION, INC.**

**ARTICLES OF INCORPORATION**

Adopted amendment to ARTICLE VIII of the Articles of Incorporation of Millpond Estates Section Four Homeowner's Association, Inc., to read as follows:

**ARTICLE VIII**

The affairs of the corporation shall be governed by a Board of Directors, which Board shall consist of ~~not less than three (3) and not more than seven (7)~~ five (5) persons. The initial Board of Directors may consist of two (2) Directors. . . .

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; DELETED TEXT INDICATED BY STRIKE-THROUGHS; UNAFFECTED TEXT INDICATED BY "..."**