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GWEN MARSHALL, CLERK OF COURTS

Prepare and Return to: Anderson, Givens & Fredericks, P.A. 3665 Bee Ridge Road, Suite 100 Sarasota, FL 34233

#### **CERTIFICATE OF AMENDMENT**

TO

#### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF

PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

We hereby certify that the attached amendment to the Declaration of Covenants, Conditions and Restrictions of Piney-Z Phase 12 Homeowners Association, Inc. (originally recorded at Official Records Instrument #20090008874 of the Public Records of Leon County, Florida) was approved by the Written Consent of not less than 2/3rds of the Lot Owners, which is sufficient for adoption under Article IX of the Declaration and which referenced Written Consents are attached hereto.

DATED this 15 day of March, 2023.

Witnesses:

Sign M. Bruthey

PINEY-Z HOMEOWNERS

ASSOCIATION, INC.

By: Mike Gomez, President

Mike Gomez, President

Witnesses:

Sign M. Bruthey

Print Skyla McBruthey

Sign McMruthey

S

#### STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15 day of March, 2023, by Mike Gomez, as President of PINEY-Z HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation. he is personally known to me or has produced as identification.

SKYLAR MCBRATNEY
Commission # HH 164540
Expires August 12, 2025
Bonded Thru Troy Fain Insurance 800-365-7819

sign Skylar McBratney

My Commission expires:

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15 day of March, 2023, by Russell Pfost, as Secretary of PINEY-Z HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation. He is personally known to me or has produced as identification.

SKYLAR MCBRATNEY
Commission # HH 164540
Expires August 12, 2025
Bonded Thre Troy Fain Insurance 800-385-7819

NOTARY PUBLIC

nrint

State of Florida at Large (Seal)

My Commission expires:

## AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

[<u>Underlined</u> text indicates new inserted text. <u>Stricken-text</u> indicates deleted text.]

#### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

#### ARTICLE I.

#### **Definitions**

**Section 1.** "Association" shall mean and refer to PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

. . .

# AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1. AMENDMENT THRESHOLD AMENDMENT (SEE ENCLOSED TEXT)		ENDMENT (SEE ENCLOSED TEXT)
	YES, FOR	NO, AGAINST
2.	(PRIVATE DRIVE)", A LIMITED	FOR MAINTENANCE OF "COMMON AREA COMMON AREA FOR THE EXCLUSIVE USI PAID FOR ONLY BY THOSE BLOCK B LOT
	YES, FOR	NO, AGAINST
L	OT #/Street Address:	824 Pag Village Loop
D.	ATED: 01/19/2023	
L	OT OWNER NAME: Dought	Cagle
Si	gn: Aight City	<del></del>

# AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1.	1. AMENDMENT THRESHOLD AMENDMENT (SEE ENCLOSED	TEXT)
	YES, FORNO, AGAINS	Γ
2.	2. CREATE A RESERVE ACCOUNT FOR MAINTENANCE OF "(PRIVATE DRIVE)", A LIMITED COMMON AREA FOR THE I OF BLOCK B LOT OWNERS, AND PAID FOR ONLY BY THOS OWNERS	EXCLUSIVE USE
	YES, FORNO, AGAINS	Γ
LO	LOT #/Street Address: 4590 Heritage Park Blvd	Tallahastee FL 3234
D	DATED: 1/19/2023	
LO	LOT OWNER NAME: Martine Charles	
	Sign:	

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1. AMENDMENT THRESHOLD AMENDMENT (SEE ENCLOSED TEXT)								
		_YES,	FOR		N	O, AGAINS	ST	
(P) OH	RIVAT	E DRI K B L	SERVE ACCO VE)", A LIMIT OT OWNERS,	ED COMMO	N AREA	FOR THE	EXCLUSIVE	USE
		_YES,	FOR		N	io, agains	ST	
LOT#	#/Street	Addres	s: <u>826 P</u> i	ney Villag	e Loop	2		
DATE	ED: <u>1/2</u>	21/20	23					
LOT	OWNER	NAM	e: <u>Ann M</u>	Wofford				
Sign:_	Ann	m	wofford					

AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

The undersigned, being a record owner (and authorized voter) of a Lot located in the development known as Piney-Z, Phase 12, consents to amend the Declaration of Covenants Conditions and Restrictions of Piney-Z Phase 12 Homeowners Association, Inc., for the undersigned and the undersigned's heirs, successors, personal representatives, grantees, and assigns as follows:

1. AMENDMENT THRESHOLD AMENDMENT (SEE ENCLOSED TEXT)

/	,
YES, FOR	NO, AGAINST
(PRIVATE DRIVE)", A LIMITED CO OF BLOCK B LOT OWNERS, AND <u>I</u> OWNERS	FOR MAINTENANCE OF "COMMON AREA OMMON AREA FOR THE EXCLUSIVE USE PAID FOR ONLY BY THOSE BLOCK B LOT
YES, FOR	NO, AGAINST
LOT#/Street Address: <u>Lot#10 / 4</u> e	670 Hevitage Park Blud. Tallahassee, FL32311
LOT OWNER NAME: TUNG-YIN H	LANG & JUN-GIN YANG
Sign Jung- Im Huang / Jung	gin yang

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

AMENDMENT THRESHOLD	AMENDMENT (SEE ENCLOSED TEXT)
X YES, FOR	NO, AGAINST
(PRIVATE DRIVE)", A LIMI	OUNT FOR MAINTENANCE OF "COMMON AREA FED COMMON AREA FOR THE EXCLUSIVE USE , AND <u>PAID FOR ONLY BY THOSE BLOCK B LOT</u>
X YES, FOR	NO, AGAINST
1 1	HERITAGE PACK BLVD
OT OWNER NAME:	MDA. RODRIGOEZ
gn: Dobadio	<u> </u>
	XYES, FOR  CREATE A RESERVE ACCO (PRIVATE DRIVE)", A LIMIT OF BLOCK B LOT OWNERS OWNERSXYES, FOR

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1. AMENDMENT THRESHOLD AMENI	OMENT (SEE ENCLOSED TEXT)
X YES, FOR	NO, AGAINST
(PRIVATE DRIVE)", A LIMITED CO	OR MAINTENANCE OF "COMMON AREA MMON AREA FOR THE EXCLUSIVE USE AID FOR ONLY BY THOSE BLOCK B LOT
X YES, FOR	NO, AGAINST
LOT #/Street Address: 4610 Have  DATED: 1/21/2023  LOT OWNER NAME: DAVIDA.	
LOT OWNER NAME: DAVID	OPPIGUE C
Sign: No Ordina	

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

development known as Piney-Z, Phase 12, consents to amend the Declaration of Covenants

The undersigned, being a record owner (and authorized voter) of a Lot located in the

# AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1. AMENDMENT	THRESHOLD AMENDME	NT (SEE ENCLOSED TEXT)	
YES	, FOR	NO, AGAINST	
(PRIVATE DR	IVE)", A LIMITED COMMO	IAINTENANCE OF "COMMON A ON AREA FOR THE EXCLUSIVE FOR ONLY BY THOSE BLOCK B	USE
OWNERS  YES	, FOR	NO, AGAINST	
LOT #/Street Addre	ss: 834 Piney V	illage Loop	
DATED: 1/25	23	·	
LOT OWNER NAM	1Ε: Tom & Lorie	Andres	
Sign:	ud Mme		

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1.	AMENDMENT THRESHOLD	AMENDMENT (SEE ENCLOSED TEXT)
	YES, FOR	NO, AGAINST
2.	(PRIVATE DRIVE)", A LIMIT	UNT FOR MAINTENANCE OF "COMMON AREA ED COMMON AREA FOR THE EXCLUSIVE USE AND <u>PAID FOR ONLY BY THOSE BLOCK B LOT</u>
	YES, FOR	NO, AGAINST
LC	T#/Street Address: <u>4680 /-/.</u>	ERITAGE PARK BUND, TLH 32311
DA	ATED: 1-28-2023	
LC	T OWNER NAME: <u>Charle</u>	S P. (PHILL & SUE E. HOFFMAL)
Sig	man P. Haff	S. P. (Pun) & SUE E. HOFFMAN 2 Nue E. Hoffman

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1.	AMENDMENT THRESHOL	D AMENDMENT (SEE E	NCLOSED TEXT)
	_XYES, FOR	NC	), AGAINST
2.	CREATE A RESERVE ACC (PRIVATE DRIVE)", A LIM OF BLOCK B LOT OWNER OWNERS	ITED COMMON AREA I	FOR THE EXCLUSIVE USE
	YES, FOR	NC	), AGAINST
LC	OT #/Street Address: <u>4668</u>	Herstrige PALE	Block
DA	ATED: 1/25/23		
	OT OWNER NAME: Vagere	Cherkmisky	

# AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

(PRIVATE DRIVE)", A LIMITED COMMON AREA FOR THE EXCLUSIVE USE OF BLOCK B LOT OWNERS, AND PAID FOR ONLY BY THOSE BLOCK B LOT OWNERS  YES, FOR  NO, AGAINST  LOT #/Street Address: 4640 Heritage Park Blod, Tallahasee FL 32311  DATED: 2/7/23  LOT OWNER NAME: Brian + Lauren Hickman	1. AMENDMENT THRESHO	JLD AMENDMENT (SEE ENCLOSED TEXT)
(PRIVATE DRIVE)", A LIMITED COMMON AREA FOR THE EXCLUSIVE USE OF BLOCK B LOT OWNERS, AND PAID FOR ONLY BY THOSE BLOCK B LOT OWNERS  YES, FOR  NO, AGAINST  LOT #/Street Address: 4640 Heritage Park Blod, Tallahase FL 32311  DATED: 2/7/23  LOT OWNER NAME: Brian + Lauren Hickman	YES, FOR	NO, AGAINST
YES, FORNO, AGAINST  LOT #/Street Address: 4640 Heritage Parle Blvd, Tallahassee FL 32311  DATED: 2/7/23  LOT OWNER NAME: Brion + Lauren Hickman	(PRIVATE DRIVE)", A LI OF BLOCK B LOT OWNE	MITED COMMON AREA FOR THE EXCLUSIVE USE
DATED: 2/7/23  LOT OWNER NAME: Brion + Lauren Hickman	<del></del>	NO, AGAINST
LOT OWNER NAME: Brion + Lauren Hickman	LOT #/Street Address: 4640	Heritage Parle Blud, Tallahouse FL 32311
	DATED: 2/7/23	-
Sign:	LOT OWNER NAME: Brion	+ Laven Hickman
	Sign:	<del></del>

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1. AMENDMENT THRESHOLD AM	ENDMENT (SEE ENCLOSED TEXT)
YES, FOR	NO, AGAINST
(PRIVATE DRIVE)", A LIMITED	FOR MAINTENANCE OF "COMMON AREA COMMON AREA FOR THE EXCLUSIVE USE D PAID FOR ONLY BY THOSE BLOCK B LOT
YES, FOR	NO, AGAINST
LOT #/Street Address: 836 Pro	vey Village Loop
	2 Cheernsry

## AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEY-Z PHASE 12 HOMEOWNERS ASSOCIATION, INC.

1.	AMENDMENT THRESHO	LD AMENDMENT (SEE ENCLOSED TEXT)
	XYES, FOR	NO, AGAINST
2.	(PRIVATE DRIVE)", A LI OF BLOCK B LOT OWNE OWNERS	CCOUNT FOR MAINTENANCE OF "COMMON AREA MITED COMMON AREA FOR THE EXCLUSIVE USE CRS, AND PAID FOR ONLY BY THOSE BLOCK B LOT
	YES, FOR	NO, AGAINST
L	OT #/Street Address: 469	D HERITAGE PARK BLVD.
D.	ATED: <i>TAN</i> , 26	2023
L	OT OWNER NAME: FER	ENC BOGISAX MARIANA HERCEG
	on: Proceed to	elle