

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 *Skyler McBratney*
print Skyler McBratney
sign *Adrienne Brawn*
print Adrienne Brawn

PINEY-Z HOMEOWNERS
ASSOCIATION, INC.

By: *Mike Gomez*
Mike Gomez, President

Witnesses:

sign *Skyler McBratney*
print Skyler McBratney
sign *Adrienne Brawn*
print Adrienne Brawn

Attest: *Russell Pfost*
Russell Pfost, Secretary

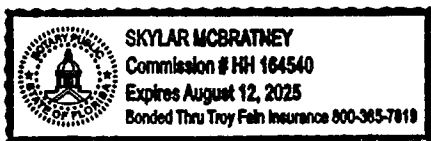
STATE OF FLORIDA
COUNTY OF LEON

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 FLDL as identification.

NOTARY PUBLIC

sign Skylar McBratney

print Skylar McBratney
State of Florida at Large (Seal)



My Commission expires:

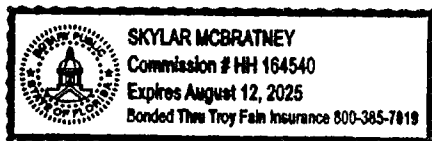
STATE OF FLORIDA
COUNTY OF LEON

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 FLDL as identification.

NOTARY PUBLIC

sign Skylar McBratney

print Skylar McBratney
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.**

[Underlined text indicates new inserted text. Stricken text 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.

...

**WRITTEN CONSENT TO CREATE RESERVE ACCOUNT
AND
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


2. CREATE A RESERVE ACCOUNT FOR MAINTENANCE OF "COMMON AREA (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: LOT 7 / 824 Piney Village Loop

DATED: 01/19/2023

LOT OWNER NAME: Dwight Cagle

Sign: 

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YES, FOR NO, AGAINST

LOT #/Street Address: 4590 Heritage Park Blvd Tallahassee FL 32306

DATED: 1/19/2023

LOT OWNER NAME: Martine Charles

Sign: 

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YES, FOR NO, AGAINST

LOT #/Street Address: 826 Piney Village Loop

DATED: 1/21/2023

LOT OWNER NAME: Ann M Wofford

Sign: Ann M Wofford

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YES, FOR NO, AGAINST

LOT #/Street Address: Lot # 10 / 4670 Heritage Park Blvd. Tallahassee, FL 32311

DATED: 1/20/2023

LOT OWNER NAME: TUNG-YIN HUANG & JUN-GIN YANG

Sign: Tung-yin Huang / Jun-gin Yang

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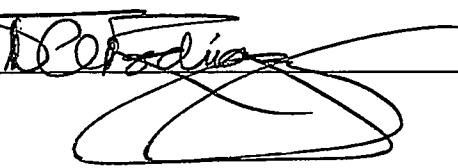
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 X YES, FOR NO, AGAINST

LOT #/Street Address: 4630 HERITAGE PARK BLVD

DATED: 1/21/2023

LOT OWNER NAME: DAVIDA A. RODRIGUEZ

Sign: 

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 X YES, FOR NO, AGAINST

LOT #/Street Address: 4610 HERITAGE PARK BLVD.

DATED: 1/21/2023

LOT OWNER NAME: DAVIDA A. RODRIGUEZ

Sign: 

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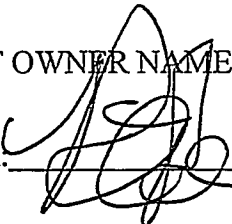
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YES, FOR NO, AGAINST

LOT #/Street Address: 830 PINEY VILLAGE LOOP

DATED: 1-19-2023

LOT OWNER NAME: ROBERT & REBECCA ROLLER

Sign:  _____

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YES, FOR NO, AGAINST

LOT #/Street Address: 834 Piney Village Loop

DATED: 1/25/23

LOT OWNER NAME: Tom & Lorie Andres

Sign: 

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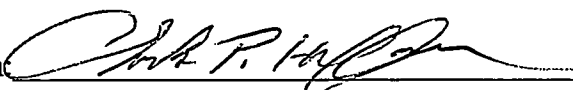
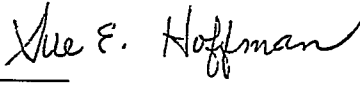
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YES, FOR NO, AGAINST

LOT #/Street Address: 4680 HERITAGE PARK BLVD, TLH 32311

DATED: 1-28-2023

LOT OWNER NAME: CHARLES P. (PHIL) & SUE E. HOFFMAN

Sign  

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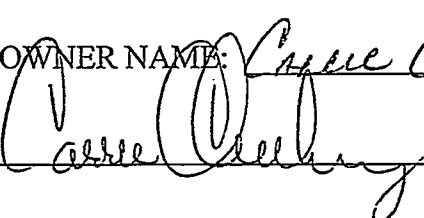
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YES, FOR NO, AGAINST

LOT #/Street Address: 4660 Heritage Park Blvd

DATED: 1/25/23

LOT OWNER NAME: Carrie Cherkovsky

Sign: 

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YES, FOR NO, AGAINST

LOT #/Street Address: 4640 Heritage Park Blvd, Tallahassee, FL 32311

DATED: 2/7/23

LOT OWNER NAME: Brian + Lauren Hickman

Sign: 

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YES, FOR NO, AGAINST

LOT #/Street Address: 836 Piney Village Loop

DATED: 2/8/23

LOT OWNER NAME: Martene Cheekinsky

Sign: 

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YES, FOR NO, AGAINST

LOT #/Street Address: 4690 HERITAGE PARK BLVD.

DATED: JAN. 26 2023

LOT OWNER NAME: FERENC BOGAN / MARIANA HERCEG

Sign: 