

This Instrument Prepared by and Return to: Mankin Law Group
Address: 2535 Landmark Drive, Suite 212, Clearwater, FL 33761

**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS; BYLAWS; AND ARTICLES OF INCORPORATION
OF WESTCHESTER LAKE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

WE HEREBY CERTIFY the attached Amendments to the Declaration of Covenants, Conditions and Restrictions; Bylaws; and Articles of Incorporation for Westchester Lake Townhomes Homeowners Association, Inc. originally recorded at Official Records Book 7532, Page 2233, et. seq., of the Public Records of Pinellas County, Florida, were duly approved at a meeting of the membership in the manner required in those documents on June 22, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 27th day of June, 2023 at Pinellas County, Florida.

WITNESSES

Carrie Lynch
Signature of Witness #1

Carrie Lynch
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Virginia Perona
Printed Name of Witness #2

**WESTCHESTER LAKE TOWNHOMES HOMEOWNERS
ASSOCIATION, INC.,**

a Florida not-for-profit corporation

By: [Signature]
Ed Tafelski, President

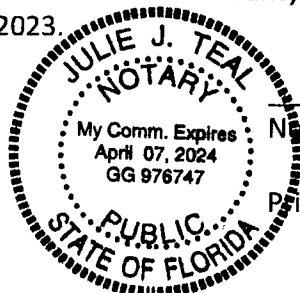
By: [Signature]
Ryan Kirzner, Secretary

**STATE OF FLORIDA)
COUNTY OF PINELLAS)**

BEFORE ME, the undersigned authority, personally appeared Ed Tafelski and Ryan Kirzner to me known to be the President and Secretary, respectively, for Westchester Lake Townhomes Homeowners Association, Inc., and they acknowledged before me that they freely and voluntarily executed the same as such officer, under authority vested in them by said corporation. They are personally known to me or have produced Florida Drivers License and _____ (type of identification) as identification. If no type of identification is indicated, the above-named person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 27th day of June, 2023.

My commission expires:
04/07/2024



[Signature]
Notary Public
Printed Name: Julie J. Teal

This Instrument Prepared by and Return to: Mankin Law Group
Address: 2535 Landmark Drive, Suite 212, Clearwater, FL 33761

**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND BYLAWS ~~OF~~ AND ARTICLES OF INCORPORATION
OF WESTCHESTER LAKE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

WE HEREBY CERTIFY ^{and Articles of Incorporation} the attached Amendments to the Declaration of Covenants, Conditions and Restrictions and Bylaws for Westchester Lake Townhomes Homeowners Association, Inc. originally recorded at Official Records Book 7532, Page 2233, et. seq., of the Public Records of Pinellas County, Florida, were duly approved at a meeting of the membership in the manner required in those documents on June 22, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of JULY, 2023 at Pinellas County, Florida.

**WESTCHESTER LAKE TOWNHOMES HOMEOWNERS
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

WITNESSES

[Signature]
Signature of Witness #1

ROCHELLE HART
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Nicole Daniels
Printed Name of Witness #2

By: [Signature] SECRETARY
Ryan Kirzner, Secretary

**STATE OF FLORIDA)
COUNTY OF PINELLAS)**

BEFORE ME, the undersigned authority, personally appeared Ryan Kirzner to me known to be the Secretary for Westchester Lake Townhomes Homeowners Association, Inc., and he acknowledged before me that he freely and voluntarily executed the same as such officer, under authority vested in him by said corporation. He is personally known to me or has produced FLORIDA DRIVER LICENSE (type of identification) as identification. If no type of identification is indicated, the above-named person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 7th day of JULY, 2023.

My commission expires: 4/23/2024.



ROCHELLE HART
Commission # GG 980951
Expires April 23, 2024
Bonded Thru Budget Notary Services

[Signature]
Notary Public
Printed Name: ROCHELLE HART

**AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF WESTCHESTER LAKE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

The following are amendments to the Declaration of Covenants, Conditions and Restrictions of Westchester Lake Townhomes Homeowners Association, Inc., originally recorded at Official Records Book 7532, Page 2233, et. seq. of the Public Records of Pinellas County, Florida, and as amended.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording).

Declaration Article I, Section 4 is amended to read as follows:

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. Common area shall also be deemed to include the rights of the Association members to use easement and common areas over the adjoining residential communities of Westchester Lake Condominium ~~(including the recreational facility, and~~ all other sections or portions of Westchester Lake Townhomes.

The common areas shall include, but may not be limited to tracts "A" and "B" as shown on the plat of Westchester Lake Townhomes, recorded contemporaneously herewith.

Declaration Article II, Section 1(a) is amended to read as follows:

Section 1 – Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

~~(a) — the right of the Association to charge and collect reasonable use, maintenance and other fees for the use of the recreational facility situated in Westchester Lake Condominium, an adjoining residential community to the immediate north;~~

Declaration Article IV, Section 4 is amended to read as follows:

Section 4 – Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose

of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, ~~and including the recreational facility located in Westchester Lake Condominium,~~ and adjoining residential facility located to the north, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Declaration Article VI, Section 4 is deleted as follows:

~~Section 4. The Association shall pay a its share of the maintenance expenses for use of the recreational facilities located in Westchester Lake Condominium; a residential community located to the north of this development. The members of the Association shall abide by the rules and regulations promulgated for the use of such facilities as a condition to any lot owners' right to use of same.~~

**AMENDMENT TO ARTICLES OF INCORPORATION
OF
WESTCHESTER LAKE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

The following is an amendment to the Articles of Incorporation of Westchester Lake Townhomes Homeowners Association, Inc., which was recorded as Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Westchester Lake Townhomes Homeowners Association, Inc., originally recorded at Official Records Book 7532, Page 2233, et. seq. of the Public Records of Pinellas County, Florida, and as amended.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording).

Article of Incorporation Article III, Section (b) is amended to read as follows:

ARTICLE III – PURPOSE AND POWER OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed at to provide for maintenance, preservation, and architectural control of the residence Lots and Common Area within that certain tract of property described as shown on the survey attached hereto as Exhibit "A", ~~maintenance and use of recreational facilities on adjoining property~~, and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

...

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, and taxes or governmental charges levied or imposed against the property of the Association, ~~and the Association's share of such expenses for recreational properties located on adjoining properties;~~

**AMENDMENT TO BYLAWS
OF
WESTCHESTER LAKE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

The following is an amendment to the Bylaws of Westchester Lake Townhomes Homeowners Association, Inc., which was recorded as Exhibit C to the Declaration of Covenants, Conditions and Restrictions of Westchester Lake Townhomes Homeowners Association, Inc., originally recorded at Official Records Book 7532, Page 2233, et. seq. of the Public Records of Pinellas County, Florida, and as amended.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording).

Bylaws Article VII, Section 2(h) is deleted as follows:

Section 2. Duties. It shall be the duty of the Board of Directors to:

...

~~(h) negotiate and enforce agreements with Westchester Lake Condominium Association regarding use, maintenance, repair, and replacement of recreation facilities located within the adjoining residential condominium project.~~

END OF AMENDMENTS