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Ronald E. Cotterill, Esq.
P.O. Box 172727, Tampa, FL 33672



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CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE
SUNCOAST POINTE HOMEOWNERS' ASSOCIATION, INC.

This is to certify that a duly called meeting of the members of the Suncoast Pointe Homeowners' Association, Inc. was held on April 27, 2009, in accordance with the requirements of the applicable Florida Statutes and the governing documents. The Amendments to Article VII, Section 6, Section 7, Section 8 and Section 10 of the Declaration of Covenants, Conditions and Restrictions of the Suncoast Pointe Homeowners' Association, Inc., attached hereto, were duly adopted by the required vote of the membership.

The Declaration of Covenants, Conditions and Restrictions for the Suncoast Pointe Homeowners' Association, Inc. was originally recorded in Official Records Book 5405, Pages 139 to Page 166, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, SUNCOAST POINTE HOMEOWNERS' ASSOCIATION, INC. has caused this instrument to be signed by its duly authorized officer on this 30th day of April 2009.

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
05/26/09 10:38am 1 of 5
OR BK 8091 PG 693

Suncoast Pointe Homeowners' Association, Inc.

By: [Signature]
Signature
LORA HUTT PRESIDENT
Printed name and title of officer

[Signature]
Signature of Witness #1

Renee D. Dyer
Printed name of witness #1

[Signature]
Signature of witness #2

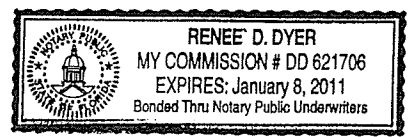
Carol H. Graham
Printed name of witness #2

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 30th day of April 2009 by Lora Hutt as President of the Suncoast Pointe Homeowners' Association, Inc. on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

SEAL:



Renee D. Dyer
Printed Name

FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE
SUNCOAST POINTE HOMEOWNERS' ASSOCIATION, INC.

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ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS

Section 6. Appurtenances. No porch, deck, patio, fence, screened enclosure, carport or other attached or detached structure (whether free-standing, structural or non-structural and whether in the front, side or rear of a dwelling), shall be constructed without the approval of the Architectural Committee. No permanent outdoor clothes lines may be installed or maintained on any Lot except that portable rotary type or reel type clothes lines may be permitted in the rear yard only and said clothes lines must be stored when not in use. On corner Lots, such clothes lines shall not be placed within twenty (20) feet of a side street line. ~~No~~ Storm doors or screen doors are permitted on the front of the Dwelling with Architectural Committee approval. ~~No~~ Above-ground swimming pools may be allowed with Architectural Committee guidelines, ~~no~~ screening of front porches or garages are allowed. ~~Antennas or solar collectors are permitted on any Lot.~~ Notwithstanding the above, each Lot may have one, commercially manufactured storage shed in the rear yard behind a fence.

Notwithstanding the above provision, each Lot shall be permitted to install and maintain one (1) satellite dish antenna of not more than one meter in diameter, and one solar collector, at a location and in a manner as may be approved by the Architectural Committee. The satellite dish antenna shall not be visible from the street.

SECOND AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE
SUNCOAST POINTE HOMEOWNERS' ASSOCIATION, INC.

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Section 7. Storage of Vehicles, Water Craft, Machinery or Equipment. Except as specifically permitted hereinafter, no vehicle (motorized or non-motorized, licensed or not), no water craft (motorized or non-motorized) and no trailer of any kind (licensed or not), or any other machinery or equipment (whether mobile, licensed or not) shall be parked or stored on any Lot, sidewalk, public or private right-of-way within the Property, or any portion of the Common Area. Except and to the extent that it is parked temporarily and is in use for construction, repair or maintenance of a Lot or Dwelling or the Common Areas. The foregoing prohibition shall include all of the foregoing which are of a commercial character.

Notwithstanding the foregoing, "permitted vehicles" may be parked in driveways. A "permitted vehicle" shall mean a licensed motor vehicle which is (i) a passenger automobile or van (including a high-top conversion van or sport vehicle with oversized tires, but excluding a motor home or recreational vehicle), (ii) a motorcycle, or (iii) a pickup truck, whether or not the bed has been enclosed, and (iv) vehicles with commercial logos shall be allowed only if (a) they do not exceed one-half ton Maximum Allowable Weight, (of the vehicle), (b) does not exceed two (2) axles (c) does not exceed four (4) tires and (d) any visible verbiage on the vehicle is not offensive in nature (e) ladders and racks are not allowed on any vehicle and provided in each instance that any such vehicle has a current license tag and is in daily use as a motor vehicle on public rights-of-way. None of the foregoing items which are inoperative or abandoned shall be permitted on any Lot for a period in excess of forty-eight (48) hours unless such item is entirely within a garage. No major repairs shall be performed on any such items on any Lot except within a garage and under no circumstances shall repairs be performed if they result in the creation of an unsightly or unsafe condition as determined by the Board. ~~Unless specifically designated by the Board for parking,~~ no temporary parking shall be permitted on any Common Area.

THIRD AMENDMENT
TO THE
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OF THE
SUNCOAST POINTE HOMEOWNERS' ASSOCIATION, INC.

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Section 8. Dwellings. Only one Dwelling may be constructed on any Lot. The minimum square footage of the each Dwelling shall be 800 square feet of air conditioned living space. No trailer, manufactured home, manufactured building, mobile home, tent, shack, garage, barn, storage shed, structure of a temporary character, or other outbuilding shall be constructed or parked on any Lot at any time, except for a construction shack, security trailer, temporary structure or temporary toilet during construction of a Dwelling by Declarant or its transferees. Any Dwelling constructed on a Lot shall be in accord with the front yard and rear yard setback requirements set forth in the Pasco County Zoning Regulations. No structural or non-structural additions shall be permitted without written permission of the Architectural Committee. All driveways and sidewalks shall be constructed, reconstructed with the materials and in the manner in which they were originally constructed, ~~and however, no~~ colors, coatings, pavers, epoxies or similar treatments shall be permitted upon Architectural Committee approval. All driveways must be maintained if the use of any of the before-mentioned is used.

FOURTH AMENDMENT
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Section 10. Fences.

g. Polyvinyl chloride (PVC) fences may be a color other than white. Approval by the Architectural Committee is required.