

**Prepared By and Return To:**

Eric A. Cruz, Esq.  
Bivins & Hemenway, P.A.  
1060 Bloomingdale Avenue  
Valrico, FL 33596

**FIRST AMENDMENT  
TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
TIMBER POND SUBDIVISION UNIT # 3**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Timber Pond Subdivision Unit # 3 (this “Amendment”), is made this \_\_\_\_ day of \_\_\_\_\_, 2021, by the undersigned, to amend that certain Declaration of Covenants, Conditions and Restrictions for Timber Pond Subdivision Unit # 3 dated October 23, 1990, as recorded on November 15, 1990, at Official Records Book 6131, Page 794, of the Public Records of Hillsborough County, Florida (the “Declaration”).

**1. Definitions.** Unless otherwise expressly defined in this Amendment, all capitalized terms used in this Amendment have the same meanings ascribed to them in the Declaration, and the definitions are incorporated by reference in this Amendment.

**2. Amendment to General Restrictions.** Section 5 of Article II of the Declaration is hereby amended to add the following subsection (g):

(g) Leases. No Owner or Occupant shall enter into a lease or sublease for any Lot or Dwelling with any person for a period of less than 6 months. The tenant or lessee under any such lease or sublease must be the actual Occupant of the Lot or Dwelling.

**3. Amendment to Amendment Provision.** The second sentence of Section 6 of Article VIII of the Declaration is hereby amended to read entirely as follows:

This Declaration may be amended during the first twenty (20) year period by an instrument signed by members entitled to cast not less than ninety per cent (90%) of the votes pursuant to Article IV, Section 2 hereof, thereafter by an instrument signed by members entitled to cast not less than sixty-five (65%) of the votes pursuant to Article IV, Section 2, hereof.

**4. Continuing Effect.** Except as expressly provided in this Amendment, the Declaration remains in full force and effect.

**IN WITNESS WHEREOF**, the undersigned have executed this Amendment as of the date first written above. This Amendment will become effective as of such date upon execution by all the signatories below.

[SIGNATURE PAGES FOLLOW]