

Prepared By and Return To:  
GREENBERG NIKOLOFF, P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

**CERTIFICATE OF RESCISSION OF CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Board of Directors on December 12, 2022, by the affirmative vote of all Board Members present, the following Certificate of Amendment to Declaration of Covenants, Conditions and Restriction of Harbor Ridge of Palm Harbor Homeowners Association, Inc. recorded at O.R. Book 21608, Page 1266 in the Public Records of Pinellas Country, Florida, is hereby rescinded and determined to be null and void. The Association did not receive the requisite vote of the membership at the meeting of the Association on June 24, 2021 as indicated on the original Certificate of Amendment.

IN WITNESS WHEREOF, HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Rescission to be executed in accordance with the authority hereinabove expressed this 14th day of December, 2022.

HARBOR RIDGE OF PALM HARBOR  
HOMEOWNERS ASSOCIATION, INC.

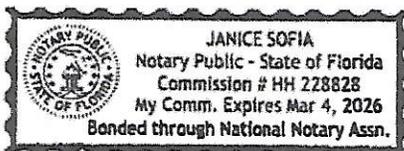
ATTEST:

By: Barbara Burns  
BARBARA BURNS, as President  
Printed Name

Daniel C McNeill  
Daniel C McNeill, as Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14th day of December 2022, by BARBARA BURNS, as President and Daniel C McNeill, as Secretary, of HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced FL Drivers License as identification.



Janice Sofia  
NOTARY PUBLIC

Prepared By and Return To:  
Cianfrone, Nikoloff, Grant & Greenberg P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
OF  
HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Association on 6/29, 2021, by the approval of two-thirds (2/3) of the total votes of the membership, the Declaration of Covenants, Conditions and Restrictions of Harbor Ridge of Palm Harbor Homeowners Association, Inc., as originally recorded in O.R. Book 18579, Page 355 et seq. of the Public Records of Pinellas County, Florida, and the same is hereby amended as follows:

The Declaration of Covenants, Conditions and Restrictions of Harbor Ridge of Palm Harbor Homeowners Association, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions of Harbor Ridge of Palm Harbor Homeowners Association, Inc."

IN WITNESS WHEREOF, HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 29 day of June, 2021.

HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

By: [Signature]  
Donna E. Donato, President  
Printed Name

[Signature]  
Michael W. Newton  
Printed Name **TREASURER**

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2021, by Donna E. Donato, as President, and Michael Newton, as Treasurer Secretary of ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.



Catherine M. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG238178  
Expires 8/7/2022

[Signature]  
NOTARY PUBLIC

SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
OF  
HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.

ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY STRIKE THROUGH  
OMISSIONS INDICATED BY ELLIPSIS...

1. ARTICLE IV, Assessments, shall be amended by adding an entirely new Section 19 entitled "Capital Contribution" to read as follows:

Section 19. Capital Contribution. Buyer's Capital Contribution. As of the date of recording of this amendment, at the closing of sale of any Lot, the buyer shall pay a Buyer's Capital Contribution fee in the amount of FIVE HUNDRED DOLLARS and 00/100 (\$500.00). The Buyer's Capital Contribution fee shall be \$500.00 for fiscal year 2021-2021. Thereafter, increases or decreases in the Buyer's Capital Contribution shall not exceed 10% in any subsequent fiscal year, to be determined annually by the Board of Directors. The Buyer's Capital Contribution fee shall be in addition to any other regular and special assessments levied by the Association.

The following transactions shall not be subject to the Buyer's Capital Contribution requirement:

- a. Conveyance of a Lot to a trust, partnership, corporation, or other entity which is owned or controlled by the Owner, or which has been created for the benefit of the Owner, the Owner's spouse and/or children of the Owner.
- b. Conveyance of a Lot to the Owner's spouse or heirs.
- c. Conveyance of an undivided interest in the Lot by the Owner to a co-owner, when the Owner remains on the deed.
- d. Conveyance of title to a Lot by judicial foreclosure by a purchase money mortgage holder.