

This instrument prepared by  
And return to:  
Ellen Hirsch de Haan, Esq.  
Wetherington Hamilton, P.A.  
812 W. Dr. MLK Jr. Blvd, Suite 101  
Tampa, FL 33603

CERTIFICATE OF RECORDING OF  
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS OF THE HUNTINGTON

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Covenants, Conditions, Restrictions and Easements of the Huntington, as same is recorded in Official Records Book 9961, at Page 172, of the Public Records of Pinellas County, Florida, was duly adopted by the Association membership, in the manner provided in the Governing Documents at a meeting held July 14, 2019.

IN WITNESS WHEREOF, we have affixed our hands this 18th day of July, 2019.

WITNESSES:

HUNTINGTON HOMEOWNERS' ASSOCIATION, INC.

Sign [Signature]  
Print name: [Signature]

BY: [Signature]  
As Association Attorney and Agent

Sign [Signature]  
Print name: Jessica L Zeher

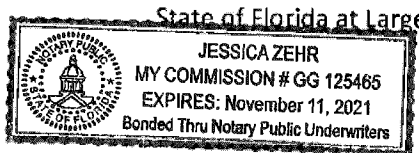
STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 18th day of July, 2019, by Ellen Hirsch de Haan, as Association Attorney and Agent for Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC:

SIGN: [Signature]  
PRINT: Jessica Zeher

My commission expires:



ADOPTED AMENDMENTS TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS OF THE HUNTINGTON

1. Adopted amendment to Article VI, Section 1, to read as follows:

ARTICLE VI  
GENERAL COVENANTS AND RESTRICTIONS

Section 1. Residential Use of Property. All Lots shall be used for single-family, residential purposes only, and no business or business activity shall be carried on or upon any Lot at any time, except with the written approval of the Architectural Control Committee; . . . provided, further, private offices may be maintained in dwellings located on any of the Lots so long as such use is incidental to the primary residential use of the dwellings. “Single family” is defined as one person living alone; two unrelated persons; or two or more persons related by blood, marriage or adoption.

2. Adopted amendment to Article VI, to add a new Section 24, to read as follows:

ARTICLE VI  
GENERAL COVENANTS AND RESTRICTIONS

...

Section 24. Leasing.

a. No Owner may rent or lease out the dwelling during the first twelve (12) months of ownership, beginning with Lots purchased after the recording date of this amendment. After the initial 12-month period has expired, entire dwellings may be rented. The term “lease” shall be defined as any use of a dwelling by persons other than the Owner, where money or other consideration is provided to the Owner in exchange for use of the dwelling, whether or not a written lease exists. Any lease which is in effect at the time the amendment is effective shall continue until the end of its term.

b. The term of any lease or rental shall be not less than seven (7) months. No more than one lease is permitted in any 12-month period.

c. All leases are subject to and incorporate the terms and conditions of the Governing Documents for The Huntington Subdivision.

**NOTE: NEW TEXT INDICATED BY UNDERLINING; DELETED TEXT INDICATED BY STRIKE THROUGH; UNAFFECTED TEXT INDICATED BY “...”**