

Prepared by and Return To:
Greenberg Nikoloff, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CROSS CREEK AT EAST LAKE WOODLANDS**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on July 26th, 2024, by the approval of seventy-five (75) percent of the members who are duly entitled to vote and who participate in voting, in person or by proxy, at the duly noticed membership meeting wherein at least a majority of the membership participated, the Declaration of Covenants, Conditions and Restrictions for Cross Creek at East Lake Woodlands, as originally recorded at O.R. Book 7364, Page 2040, et seq. and preserved pursuant to that Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for Cross Creek at East Lake Woodlands, recorded at O.R. Book 20550, Page 1748, et seq. and all of the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Covenants, Conditions and Restrictions for Cross Creek at East Lake Woodlands is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Covenants, Conditions and Restrictions for Cross Creek at East Lake Woodlands."

IN WITNESS WHEREOF, CROSS CREEK AT EAST LAKE WOODLANDS HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 26th day of July, 2024.

CROSS CREEK AT EAST LAKE WOODLANDS
HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

By: [Signature]
SALLY V. GIAR as President
Printed Name

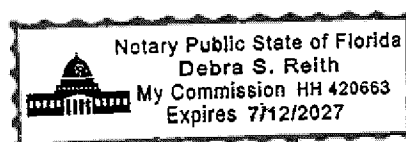
ATTEST:

[Signature]
Carrie Wyatt as Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of July, 2024, by Carrie Wyatt, Secretary, as Secretary and Sally Giar, President, as President, of CROSS CREEK AT EAST LAKE WOODLANDS HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced Drivers licence as identification.

[Signature]
NOTARY PUBLIC



**SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CROSS CREEK AT EAST LAKE WOODLANDS**

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

1. Article II, Restrictions, of the Declaration shall be amended to add an entirely new Section 2.26, Leasing, to read as follows:

Section 2.26 -- Leasing

Section 15. A Lot Owner shall not be authorized to lease or rent their Lot during the initial eighteen (18) months of ownership. This provision shall not apply to the Association in cases where the Association takes title to a property pursuant to foreclosure or a deed in lieu thereof. All leases shall be for a minimum term of six (6) months and no more than one (1) lease shall be permitted in any given twelve (12) month period.