

PREPARED BY AND RETURN TO:  
Cianfrone, Nikoloff, Grant & Greenberg, P.A.  
1964 Bayshore Blvd., Suite A  
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATIONS OF CONDOMINIUM OWNERSHIP OF  
SPRINGWOOD VILLAS II, INC.  
CONDOMINIUMS NO. 1, NO. 2, NO. 3, NO. 4, NO. 5, NO. 6, NO. 7 & NO. 8**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on March 16, 2022, by the affirmative vote of two-thirds of the condominium parcels at a meeting duly called, the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 1, a Condominium, as originally recorded in O.R. Book 3444, Page 523, et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 2, a Condominium, as originally recorded in O.R. Book 3605, Page 749 et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 3, a Condominium, as originally recorded at O.R. Book 3718, Page 307 et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 4, a Condominium, as originally recorded at O.R. Book 3862, Page 128 et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 5, a Condominium, as originally recorded at O.R. Book 4020, Page 1101 et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 6, a Condominium, as originally recorded at O.R. Book 4089, Page 1228 et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 7, a Condominium, as originally recorded at O.R. Book 4156, Page 1769 et seq., the Declaration of Condominium Ownership of Springwood Villas II, Inc., No 8, a Condominium, as originally recorded at O.R. Book 4466, Page 1316 et seq., and consolidated by that certain Certificate of Amendment of the Declarations of Condominium Ownership of Springwood Villas II, Inc., No, 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7 and No. 8, as originally recorded at O.R. Book 8746, Page 1011, all of the public records of Pinellas County, Florida, and the same is hereby amended as follows:

The Declarations of Condominium Ownership of Springwood Villas II, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declarations of Condominium Ownership of Springwood Villas II, Inc."

IN WITNESS WHEREOF, SPRINGWOOD VILLAS II, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 6 day of April, 2022.

(Corporate Seal)

SPRINGWOOD VILLAS II, INC.  
By: Paul Ramirez  
PAUL D. RAMIREZ, President

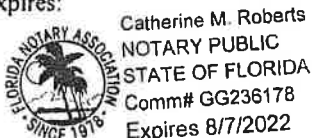
ATTEST:  
Mary Young  
MARY YOUNG, Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of April, 2022, by Raul D. Ramirez, as President and Mary Young, as Secretary, of SPRINGWOOD VILLAS II, INC., and are personally known to me or have produced \_\_\_\_\_ as identification.

My Commission Expires:

Catherine M. Roberts  
NOTARY PUBLIC



**SCHEDULE OF AMENDMENTS  
TO DECLARATIONS OF CONDOMINIUM OWNERSHIP  
OF SPRINGWOOD VILLAS II, INC.**

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

1. Section 15, MAINTENANCE, ALTERATION AND IMPROVEMENT, Subsection A, UNITS, Paragraph (3), Exterior Maintenance and Repair of Building, of the Declaration of Condominium, shall be amended to read as follows:

(3) Exterior Maintenance and Repair of Building. Each unit owner, including both individual home and villa type units, shall be responsible for routine maintenance, repair and replacement of any and all roof covering materials such as tile, shingle or the like, as well as all underlayment and structural components of the roof directly over such condominium unit at each unit owner's sole and individual expense, and the Association's responsibility shall be limited solely to the cleaning of the exterior surface of the tile roof when cleaning is determined to be needed in the sole and absolute discretion of the Board of Directors. In the event of repair and/or replacement necessitated by an insured loss, the Association shall be responsible for repairs/replacement and for the costs of said repairs/replacement in accordance with Florida Statute Section 718.111(11) as same may be amended from time to time since the Association is responsible for insuring the buildings in accordance with applicable law.

No unit owner shall commence with the replacement of the roof above their unit without the prior approval of the Association. The Board of Directors shall, from time to time, promulgate standards and specifications regarding the style, structure, materials and workmanship to be used for roof repairs and replacement. Repairs and replacements made in accordance with such standards and specifications shall not be deemed material alterations to the Common Elements and shall not require the approval of other owners. After receiving approval from the Association, owners shall give all adjoining neighbors no less than seven (7) days' notice of commencement of the work, and may request access through an adjoining neighbor's unit as part of the notice, if necessary, and such access shall not be unreasonably denied. The Association shall not be responsible for the resolution of disputes arising between owners in relation to roofing issues. Owners shall be responsible for any and all damage to the Common Elements and neighboring units arising from the failure to properly maintain their roof and/or the negligent repair or replacement of their roof.

In the event that the Association and/or unit owner is notified that owner's roof must be replaced based upon the age of the roof and/or in order to avoid cancellation of the Association's insurance policy(ies) or an increase in the Association's insurance premium will result, then the unit owner shall be obligated to replace the roof within sixty (60) days of a written demand by the Association to do so. If said owner shall fail to replace the roof as outlined above, the Association shall have the right but not the obligation to replace the roof and charge all costs incurred back to the owner and unit as a specific assessment and collected in the same manner as provided for other assessments including through the recording of a Claim of Lien and foreclosure of same.

2. Section 15, MAINTENANCE, ALTERATION AND IMPROVEMENT, Subsection A, UNITS, Paragraph (6), Owner's Maintenance Responsibilities, of the Declaration of Condominium, shall be amended to read as follows:

(6) Owner's Maintenance Responsibilities. Every owner must keep and maintain his/her condominium unit, its equipment and appurtenances, in good order, condition and repair, and must perform promptly all maintenance and repair work to his/her condominium unit, which, if omitted, would affect the condominium units entirely, or in a part belonging to other owners or would affect other condominium units, being expressly responsible for the damages and liabilities which his/her failure to do so may engender. Notwithstanding anything contained in this declaration, the owner of each condominium unit shall be liable and responsible for the maintenance, repair, replacement, and painting as the case may be, of all windows and screens, screen enclosures, and exterior doors, door frames and hardware, including sliding glass doors, exterior walls, and all air conditioning and heating equipment, stoves, refrigerators, fans and other fixtures and/or their connections required to provide water, light, power, air conditioning and heating, telephone, sewerage and sanitary service to his/her condominium unit, and which may now or hereafter be situated in, or adjacent to, his/her condominium unit. Any exterior painting must be in pastel colors or matching original colors of the condominium unit to maintain a harmonious and consistent appearance; provided however that no exterior painting shall be undertaken by a member without prior approval of the Board. Such owner shall further be responsible and liable for maintenance, repair and replacement of all non-supporting walls and partitions, and any and all wall, ceilings and floor exterior surfaces, painting, decorating and furnishing, and all other accessories which such owner may desire to place or maintain in his/her condominium unit. Owner shall be responsible for pest and termite control to the extent, and with a company or companies properly licensed and registered with the State of Florida, County of Pinellas, and City of Pinellas Park and must further provide the Association with proof of treatment upon request. Whenever the maintenance, repair and replacement of any items for which the owner of a condominium unit is obligated to maintain, repair or replace at his/her own expense, is occasioned by any loss or damage which may be covered by any insurance maintained in force by the Association, the proceeds of the insurance received by the Association, or the insurance trust hereinafter designated, shall be used for the purpose of making such maintenance, repair or replacement, except that the owner of such condominium unit shall be, in such instance, required to pay such portion of the cost of such maintenance, repair and replacement as shall, by reason of the applicability of any deductibility provision of such insurance, exceed the amount of the insurance proceeds applicable to such maintenance, repair or replacement. It is expressly understood that there are appurtenant to condominium units air conditioning equipment that may be located on or around the condominium building. An easement is expressly reserved in favor of each such condominium unit for the purpose of maintenance, repair or replacement of the said air conditioning equipment for the respective owners as is required hereinabove. In the event the Unit Owner shall fail to maintain his or her Unit or any portion thereof or any portion of the property otherwise made the responsibility of the individual Unit Owner, after reasonable notice of the Association of the need to do so, the Association shall have the right but not the obligation to maintain, repair and/or replace such portions, in which event the expense of same shall be specifically assessed against and borne by the particular Unit Owner and unit in the same manner as provided for other assessments including through the recording of a Claim of Lien and foreclosure of same.