

Return Instrument to:
Friscia & Ross, P.A.
5550 West Executive Drive, #250
Tampa, FL 33609

**CERTIFICATE OF RECORDING AMENDMENT TO ARTICLE VIII, SECTION 1 OF THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SHADOW
WOODS ESTATES ASSOCIATION, INC.**

The undersigned officers of Shadow Woods Estates Association, Inc., the corporation in charge of the operation and control of the Shadow Woods subdivision, located in Hillsborough County, Florida, according to the Declaration of Covenants, Conditions, and Restrictions of the Shadow Woods subdivision as recorded in the Official Records in Hillsborough County, Florida, at Official Records Book 23452, beginning at Page 926, and all amendments thereto, hereby certify that this amendment to the Declaration of Covenants, Conditions, and Restrictions of Shadow Woods Estates Association, Inc. was proposed and approved by the Membership on January 22nd, 2024 (date of meeting), in accordance with the governing documents of the Shadow Woods Estates Association, Inc. and Florida Law.

Attached hereto as Exhibit "A" is the Amendment to Article VIII, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of the Shadow Woods Estates Association, Inc.

IN WITNESS WHEREOF, Shadow Woods Estates Association, Inc. has caused this Certificate to be executed in its name on this 24th day of Jan, 2024.

[Signature]
Signature of Witness

Ashley Macias
Printed Name of Witness

[Signature]
Signature of Witness

Ken Joiner
Printed Name of Witness

SHADOW WOODS ESTATES
ASSOCIATION, INC.

[Signature]
Signature of President

Brian Harff
Printed Name of President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

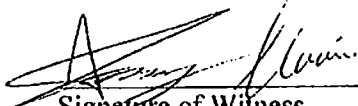
Sworn and subscribed acknowledge before me by means of physical presence or online notarization on this 24 day of January, 2024, by Brian Harff, President of Shadow Woods Estates Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

[Signature]
Notary Public
Erica L. Maynor
Printed Name of Notary Public



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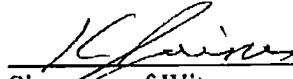
My Commission Expires:



Signature of Witness

Ashley Macias

Printed Name of Witness

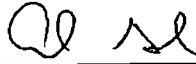


Signature of Witness

Ken Jones

Printed Name of Witness

SHADOW WOODS ESTATES
ASSOCIATION, INC.



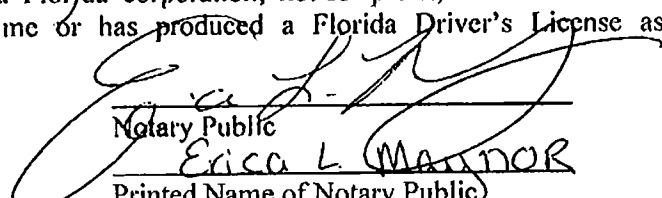
Signature of Secretary

ANAND GANDHI

Printed Name of Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed acknowledge before me by means of physical presence or online notarization on this 24 day of January, 2024, by Anand Gandhi Secretary of Shadow Woods Estates Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.



Notary Public
Erica L. Maynor

Printed Name of Notary Public

My Commission Expires:



ERICA L. MAYNOR
Notary Public
State of Florida
Comm# HH176849
Expires 10/23/2025

**AMENDMENT TO ARTICLE VIII, SECTION 1 OF THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF SHADOW
WOODS ESTATES**

**ARTICLE VIII
MAINTENANCE BY OWNERS, USE RESTRICTIONS COVENANTS AND CONDITIONS**

The Board of Directors of the Association shall have the responsibility of enforcing the restrictions set forth in this Article. The following use restrictions, covenants and conditions shall apply to each and every Lot now or thereafter subjected to this Declaration, except for any Lots owned by the Developer, and each Owner must comply with the following:

Section One. Maintenance by Owners. All Lots and Homes whether, such property be improved or unimproved, including without limitations, all lawns, landscaping, irrigation systems, driveways, walkways and any property, structures, improvements and appurtenances not maintained by the Association, shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of SHADOW WOODS ESTATES by the record title Owner of each applicable Lot. Each Owner is specifically responsible for maintaining all grass, landscaping, improvements and paved surfaces within any portion of a Lot. **In addition, each Owner shall maintain the sidewalk, lawn, landscaping, street trees, irrigation systems, driveways, driveway aprons, and any other improvements located between the boundary of such Owner's Lot and the edge of the pavement of the road adjacent to the boundary of the Owner's Lot.** No tree installed by the Developer on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing SHADOW WOODS ESTATES. If any such tree dies, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar size in diameter. No other objects or landscaping may be installed in place of any such trees. In the event Lots and/or Homes are not maintained by the record title Owner of the Lot, in accordance with the requirements of this Article, the Association may, but shall not be obligated to, perform the maintenance objections on behalf of the Owner.

(Additions indicated by underlining, deletions by ~~striketrough~~, omitted, unaffected language by ellipses . . .)

EXHIBIT "A"