

PREPARED BY AND RETURN TO:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd. Ste. A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO
RESTATED DECLARATION OF COVENANTS, CONDITIONS
AND
RESTRICTIONS FOR IMPERIAL RIDGE – AS AMENDED**

NOTICE IS HEREBY GIVEN that at the Annual Meeting on November 15, 2024²³, by not less than seventy-five percent (75%) of the Lot Owners present in person or by proxy at a duly called meeting of the homeowners, the Restated Declaration of Covenants, Conditions and Restrictions for Imperial Ridge – As Amended, as recorded in O.R. Book 7914, Page 944, et seq. and preserved by that certain Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for Imperial Ridge, recorded at O.R. Book 18525, Page 1450 et seq. (Corrective Notice of Preservation of the Declaration being recorded at O.R. Book 20751, Page 922 et seq.), all of the Public Records of Pinellas County, Florida, is hereby amended as follows:

The Declaration of Covenants, Conditions and Restrictions for Imperial Ridge is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions for Imperial Ridge."

IN WITNESS WHEREOF, COUNTRYSIDE IMPERIAL RIDGE HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 30 day of January, 2024.

COUNTRYSIDE IMPERIAL RIDGE
HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

By: Ina the M. Saliari
Ina the M. Saliari; President
Printed Name

ATTEST:

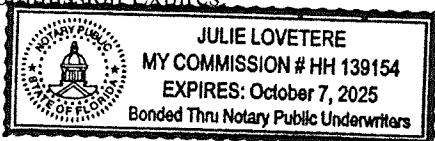
James L. Williams
James L. Williams Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of January, 2024, by Ina the M. Saliari, as President and James Williams, as Secretary, of Countryside Imperial Ridge Homeowners Association, INC., and are personally known to me or have produced Drivers Licenses as identification.

Julie Lovetere
NOTARY PUBLIC

My Commission Expires:



**SCHEDULE OF AMENDMENT
TO
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS
FOR
IMPERIAL RIDGE – AS AMENDED**

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

1. Article V, Exterior Maintenance, Section 1, and Section 2, of the Declaration shall be amended to read as follows:

Article V
Exterior Maintenance

Section 1. Association Responsibilities:

- (a) Painting all exterior surfaces including the homes, atrium walls, fences, gate doors, lamp posts, garage doors, and entry doors.
- (b) Repair or replacement of exterior wood trim (except termite damage) and stucco including flower boxes, fences, gates, ~~garage doors~~, atrium walls and lighting fixtures.
- (c) Repair and replacement of the exterior roofing system including the chimney caps, tarpaper, flashing, and repair of leaks pertaining to same.
- (d) Lawn sprinkling, mowing, edging, fertilization, lawn pests and weed control.
- (e) Irrigate, trim, prune and fertilize all shrubs and trees on the property.
- (f) Exterior light bulbs and globes for exterior lighting fixtures.

Section 2. Each Homeowner will at their sole expense maintain:

- (a) Trees & shrubs on their Lot, including maintenance and replacement thereof in accordance with Pinellas County Ordinances. The Association's care is considered supplemental to that of the owner and is at the discretion of the Board of Directors.
- (b) All exterior glass and screens on their home including those in doors and patios, and leaks pertaining to same.
- (c) Gutters, downspouts, French drains and other similar structures related to their Lot including all damages related to the dysfunction of the aforementioned items.
- (d) Walks, sidewalks and driveway on their Lot including the periodic cleaning and repair.
- (e) All structural wood beneath the exterior stucco and roofs including but not limited to beams, struts, supports, plywood and other structural lumber.
- (f) The Homeowner shall be responsible for all repairs relating to termite damage.
- (g) Maintenance, repair and replacement of garage doors and all related mechanical components within the garage.