

INST # 94-352068
DEC 29, 1994 12:25PM

FOR CLERK'S USE ONLY

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EW
Prepared By and Return To:
Bennett L. Rabin, Esquire
Becker & Poliakoff, P.A.
5999 Central Avenue, Suite 104
St. Petersburg, FL 33710

PINELLAS COUNTY FLA.
OFF. REC. BK 8877 PG 2059

RECORDING
REC 2280
DS
INT
PRES
MTY
MC
REV
TOTAL 2280

**CERTIFICATE OF AMENDMENT TO THE
MASTER DECLARATION OF COVENANTS, RESTRICTIONS,
AND EASEMENTS FOR PLACIDO BAYOU**

WE HEREBY CERTIFY THAT the attached amendments to the Master Declaration of Covenants, Restrictions, and Easements of Placido Bayou, as described in Book 8848 at Page 1477 and Condominium Plat Book 88, Page 2, of the Official Records of Pinellas County, Florida, were duly approved by the developer, FASHION CRAFT HOMES NO. 1, INC., as required by said Declaration under Article XII, Section 4.

IN WITNESS WHEREOF, we have affixed our hands this 21 day of December, 1994, at Pinellas County, Florida.

FASHION CRAFT HOMES NO. 1, INC.

Witnesses As To Both:

James A. Branson
Print Name: James A. Branson

(SEAL)

By: [Signature]
Walter Larson, President

Louise F. Perulski
Print Name: Louise F. Perulski

Attest: [Signature]
Jeffrey Larson, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21 day of December, 1994, by Walter Larson, President and Jeffrey Larson, Secretary of Fashion Craft Homes No. 1, Inc.,

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a Florida corporation, on behalf of the corporation. They are personally known to me or have produced and _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Irène A. Brassard
Signature of Person Taking
Acknowledgment

IRÈNE A. BRASSARD
Notary Public, State of Florida
My Comm. Expires May 5, 1986
No. CC106202

Name Typed, Printed or Stamped

Title or Rank

Serial Number, If Any

6096544	BJW	12-29-1994	11:47:00
01	CTF-FASHION CRAFT		
RECORDING	1		033.00
	TITLE:		033.00
	CHECK AMT. TENDERED:		033.00
	CHANGE:		0.00

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OFF.REC.BK 8877 PG 2061

ADOPTED ADDITION TO THE
MASTER DECLARATION OF COVENANTS, RESTRICTIONS,
AND EASEMENTS FOR PLACIDO BAYOU

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

The following language is added to Article IX, Section 4 of the Declaration. No existing language is affected.

The effective date of this provision shall be January 1, 1995. After that date, only passenger vehicles and light pick-up trucks which are used for the private non-commercial use of the owners thereof shall be permitted to be parked on the Community properties.

Passenger Vans that do not exceed the size of one parking space may be parked only in the areas provided for that purpose. Trucks, boats, trailers, motor homes, mobile homes, and commercial vehicles shall not be parked on the Community properties. The following definitions shall apply for purposes of this Section:

1. "Passenger Vehicles" means those vehicles which are primarily used as passenger motor vehicles, and which have a body style consisting of two doors, four doors, hatchback, convertible, station wagons, or mini-vans which do not exceed eighteen (18) feet in length. It also means certain enclosed utility vehicles such as Ford Bronco, Chevrolet Blazer, Jeep Wagoneer, Range Rover, and similar vehicles, provided they are in a condition similar to that which existed when sold by the manufacturer, and specifically excluding any of the stated vehicles which have been modified by increasing their height, adding off-road tires, roll bars, and similar apparatus unrelated to conventional passenger use of the vehicle.
2. "Boats" means anything manufactured, designed, marketed or used as a craft for water flotation, capable of carrying one or more persons, or personal property.
3. "Bus" means all vehicles of any kind whatsoever, manufactured, designed, marketed or used as a bus, for transport of a greater number of passengers or goods than automobiles are customarily manufactured, designed, marketed or used to carry, but excluding vehicles manufactured, designed or marketed as passenger, cargo or like vans.

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4. "Campers" means all vehicles, vehicle attachments, vehicle toppers, trailers or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed or used for the purpose of camping, recreation or temporary housing of people or their personal property.
5. "Commercial Vehicles" means all vehicles of every kind whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial markings, signs, displays, or otherwise indicates a commercial use.
6. "Mobile Homes" means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed or used as a permanent dwelling.
7. "Motor Homes" means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use. Vehicles satisfying the foregoing criteria and which contain shower facilities, restroom facilities, and full cooking facilities shall be considered motor homes.
8. "Trailers" means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled to or drawn by a motor vehicle.
9. "Trucks" of whatever nature (except light pick-up trucks hereafter defined) shall be prohibited from parking on the Community properties. This term is intended to mean and be defined as any vehicle with a bed, whether exposed to the elements or covered by a top, (as an after-market device) which is designed, manufactured, marketed or sold primarily for the purpose of carrying cargo rather than passengers.
10. "Light Pick-up Trucks" means vehicles with less than a one-half (1/2) ton rated weight carrying capacity, and which do not exceed sixteen (16) feet in length, which is used solely as a passenger vehicle and not as a "commercial vehicle", as that term is defined above. Pick-up trucks, or other trucks not contemplated by this section, are specifically prohibited.

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11. "Vans" means vehicles with less than a one-half (1/2) ton rated weight-carrying capacity which is used solely as a passenger vehicle and not as a "commercial vehicle," as that term is defined elsewhere in this rule. This rule is intended to specifically permit the parking of passenger vans currently marketed under the following manufacturers' name plates: Dodge Caravan, Plymouth Voyager, Chevrolet Astro, Ford Aerostar and all other vehicles of similar design and which are within 51 of the height, width and length of such vehicles. Vehicles marketed as "Jeeps," such as Ford Broncos, Chevrolet Blazers, Jeep Wagoneers and the like are permitted, if a production model, as deliverable from an authorized manufacturer's dealer of the product and are not modified. For purposes of clarification and not of limitation, this provision shall be interpreted as allowing such vehicles which may contain any of the options afforded by the manufacturer and available through the dealer.

Bicycles and mopeds shall be parked only in such areas as may be designated for that purpose. Motorcycles may only be operated for ingress and egress and shall have a quiet muffler. No noisy "dirt bikes" may be operated.

Vehicle maintenance may not be performed on the Community properties. For purposes of this section, vehicle maintenance shall include, but not be limited to, changing of oil and other engine fluids, changing of tires, engine maintenance or repair, or body maintenance or repair. Cleaning the interior or exterior of the vehicle may be done only in the area designated as "Car Wash."

The Board of Directors has found, based upon an examination of the facts, that certain vehicles which are parked on the Community properties discharge more automotive fluids, such as oil, grease, lubricants, coolants and other such products in an excessive fashion. In light of the extreme damage done to the asphalt within the Community, the Board hereby prohibits vehicles of any nature or type which discharge any of such fluids in an amount which the Board or its agent determines to be harmful to the asphalt. Where such vehicles are found to exist on the Community properties, the owner of the vehicle shall be notified of a violation of this provision and be given a period of time not to exceed ten (10) days to remedy the problem. Should the problem persist, the Board shall have the authority to tow the vehicle as described elsewhere herein.

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No vehicle which is not currently licensed or cannot operate on its own power shall remain on the premises for more than twenty-four (24) hours. As used in this section, the term licensed shall mean that the vehicle displays, at all times, a license plate or license tag to which is affixed a sticker indicating that the vehicle is currently registered with the state of Florida or other state as the case may be. A vehicle which has not been moved from the same spot for seven consecutive days shall be presumed to be unable to operate on its own power. Any member of the Board who has reasonable cause to believe that a vehicle is unable to operate on its own power shall notify the Board, or any of the Board's agents, who shall either affix a sticker thereto notifying the owner thereof of the intent of the Association to tow the vehicle or send a certified mail letter, return receipt requested, with notice contained therein notifying the owner of the vehicle that is considered to be in violation of the Community rules and regulations. The owner of the vehicle shall have twenty-four (24) hours from the date and time stated on the sticker or contained in the letter to respond to the Association and demonstrate that the vehicle can operate on its own power. If the owner cannot so demonstrate or if the owner does not contact the Association, the vehicle may be towed at the owner's expense.

ANY VEHICLE VIOLATING ANY PROVISION OF THIS SECTION SHALL BE TOWED AT THE OWNER'S EXPENSE. THE METHOD OF TOWING SUCH VEHICLES SHALL BE SIMILAR TO THE METHOD DESCRIBED ABOVE.

Each owner shall be responsible to assure that his tenants comply with all rules and regulations of the Community and violations by tenants of an owner shall subject the owner to the same liability, including fines, as if the owner had committed the infraction of the rules himself.

Commencing with the effective date of this rule all vehicles belonging to residents must be registered with the Association. A Placido Bayou decal will be issued to affix to the lower left hand side of the vehicle windshield. Vehicles currently registered and bearing a current Placido Bayou Decal need not be re-registered. Registration shall be accomplished by personal appearance at the Association office, between the hours of 8:00 A.M. and 11:30 A.M. and 1:00 P.M. and 4:30 P.M., Monday through Friday. The owner of the vehicle shall be required to bring the vehicle registration, or a copy, to obtain a decal. The home address listed on the registration documents must be a Placido Bayou address. Registration may also be accomplished by mail by sending a copy of the registration and a self addressed, stamped envelope, to the

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Placido Bayou Community Association, 4691 Laurel Oak Lane, NE, St. Petersburg, FL 33703. Any vehicle not so registered with the Association within thirty (30) days from the effective date of this rule and not displaying a proper decal may be towed, regardless of whether that vehicle may be otherwise permitted as described herein. Only owners and approved tenants may register vehicles with the Association. Guests may obtain temporary passes from the Security Officer on duty at the time of arrival. Any vehicle not registered within one week from the inception of its presence on the Community properties may be towed in the manner described above. Vehicles belonging to guests may be parked on the Community and private properties for the period of time indicated on their passes. If a stay is extended past the original date assigned, a new pass must be obtained.

Prepared by and return to:

Steven H. Mezer, Esq.
Bush Ross, P.A.
Post Office Box 3913
Tampa, FL 33601-3913
(813) 204-6492
(813) 223-9620 fax

**CERTIFICATE OF AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS, RESTRICTIONS AND EASEMENTS FOR PLACIDO BAYOU**

We, Christopher Patton, as President and Christopher Russick, as Secretary of Placido Bayou Community Association, Inc. do hereby affirm that at the annual meeting of the members of Placido Bayou Community Association, Inc. held on June 17, 2008, the following amendment to the Master Declaration of Covenants, Restrictions and Easements for Placido Bayou was approved by the affirmative vote of not less than a majority of all votes entitled to be cast at said meeting of the Association:

I. Article XII, Section 1 of the Master Declaration of Covenants, Restrictions and Easements for Placido Bayou, as Recorded in O.R. Book 5848, Page 1477 of the Public Records of Pinellas County, Florida, is amended to read as follows:


~~Section 1. Amendment by Members. The power to modify or amend this Master Declaration may be exercised by the Members if notice of the proposed change is given in the notice of the meetings. An amendment may be proposed either by the Board or by at least two (2) Voting Members. Unless otherwise provided herein, the resolution adopting a proposed amendment must be approved by not less than a majority of all votes entitled to be cast. Alternatively, the Master Declaration may be modified or amended without meeting, without prior notice and without vote, if a consent in writing, setting forth the modification or amendment shall be signed by Voting Members representing not less than a majority of all votes.~~

Section 1. Amendment by Members. An amendment to this Master Declaration may be proposed either by the Board or at Least two (2) Voting Members. All Members' votes will be counted as marked, one vote per household. A quorum of at least 50% of eligible ballots, plus one, must be received to constitute a valid vote (i.e. 319 ballots received based on 636 units in Placido Bayou). The resolution adopting a proposed amendment must be approved by 60% of votes cast.

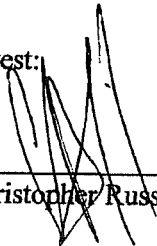
Certificate of Amendment to the Master
Declaration of Placido Bayou
Page 2

CODING: The full text to be amended is stated: New words to be inserted are double underlined and deleted text is indicated by ~~striking out the text~~.

PLACIDO BAYOU COMMUNITY
ASSOCIATION, INC.

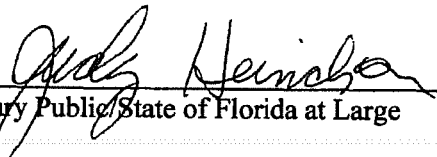
By:  P.B.C.A. PRESIDENT
Christopher Patton, President

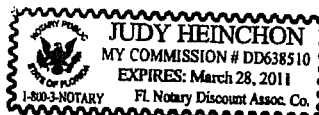
Attest:


Christopher Russick, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 28 day of JULY, 2008, by Christopher Patton, President and Christopher Russick, Secretary, of Placido Bayou Community Association, Inc., who are personally known to me, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment to the Master Declaration of Covenants, Restrictions and Easements for Placido Bayou and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of the corporation, and the said instrument is the act and deed of said corporation.


Notary Public/State of Florida at Large



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OR 5868PG1148

KARLEEN F. DE BLAKER
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FL.

88 NOV -2 PM 12:44

CERTIFICATE OF AMENDMENT

TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF

PLACIDO BAYOU

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WE HEREBY CERTIFY THAT the attached amendment TOTAL: the Declaration of Covenants, Restrictions and EASEMENTS for Placido Bayou, as described in Book 5848 at Page 147, of the Official Records of Pinellas County, Florida was duly adopted in the manner provided in Article XI of the Declaration.

\$10.50

\$10.50

\$0.00

IN WITNESS WHEREOF, we have affixed our hands this 27th day of October, 1988, at Pinellas County, Florida.

FASHION CRAFT HOMES, NO. II, INC.
(SEAL)

Witnesses:

W R Cook

By:

Walter Larson
WALTER LARSON, PresidentC Heather McGrady

Attest:

J H Moore III
JACK MOORE, Secretary

STATE OF FLORIDA)

SS

COUNTY OF PINELLAS)

On this 27th day of October, 1988, personally appeared WALTER LARSON, President, and J H Moore III, Secretary, and acknowledge that they executed the foregoing Certificate of Amendment for the purpose therein expressed.

WITNESSETH my hand and seal this day and year last above written.

Mildred E. LeDuc
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires JUNE 20, 1992

RETURN TO:

LAW OFFICES

BECKER, POLIAKOFF & STREITFELD, P.A., BARNETT BANK PLAZA, 1150 CLEVELAND STREET, SUITE 420 • CLEARWATER, FLORIDA 34615-6933

TELEPHONE (813) 443-3781

ADOPTED AMENDMENT TO MASTER DECLARATION
OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR
PLACIDO BAYOU

Additions indicated by underlining.
Deletions indicated by striking through.

ARTICLE VI - BUDGET AND ASSESSMENTS

Section 3. Fractional Shares.

(a) ~~Initially,~~ The owners of each Assessment Unit, as such term is hereinafter described in this Section, shall be liable to the Community Association for a ~~1/222~~ 1/261 share of the operating Expenses (the "Fractional Share") excepting those operating Expenses allocable to the Limited Community Properties, if any. The Fractional Share shall be recomputed by the Board each year at the time the annual budget for the succeeding year is adopted so that the numerator shall remain one (1) and the denominator shall be the aggregate sum of the Assessment Units, which Assessment Units are described as follows: ~~following (the "Assessment Units")~~

ARTICLE IX - PERMITTED AND PROHIBITED USES

Section 4. Parking.

The parking and storage of automobiles and other motor vehicles shall be limited to the driveways and garages of Dwelling Units, parking garages, parking lots, and other paved surfaces designated by Developer or the Community Association for such purposes. The parking spaces provided in the Island area on Moreno Circle, Florenz Circle, Padua Circle, Avila Circle and Genoa Circle are for the primary use of visitors to the residents living in these areas. They are not intended for extending parking of the residents on those circles, nor other residents of Placido Bayou. All parking areas within a Neighborhood are restricted for the use of the residents of that Neighborhood only and their visitors and are not to be used, without prior approval of the Board, by residents of other Neighborhoods. (Balance of language in provision is unaffected).

Section 7. Animals.

Note: The following language is hereby added to the currently existing language in this provision: The animal control code of the City of St. Petersburg is applicable to Placido Bayou. Dogs must be kept on a leash at all times except when under voice control of the Owner thereof and within the limits of the Owner's Property.