

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT
GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BLVD., SUITE A
DUNEDIN, FLORIDA 34698

**NOTICE OF REVITALIZATION
OF
RESTRICTIONS
FOR
PATTY ANN ACRES**

Pursuant to Florida Statutes §720.403, et seq., Patty Ann Acres Homeowners Association, Inc., whose business address is P.O. Box 131, Palm Harbor, FL 34683, files this notice that the Restrictions for Patty Ann Acres have been revitalized upon the filing date of this notice. A true and correct copy of the Restrictions, a true and correct copy of the Articles of Incorporation for Patty Ann Acres Homeowners Association, Inc., and a true and correct copy of the By-Laws of Patty Ann Homeowners Association, Inc., are attached hereto and made a part hereof as Exhibit "A".

Approval of the revitalization and continuation of the Restrictions for Patty Ann Acres was approved on October 1, 2014, by a vote of not less than the majority of the affected owners of Patty Ann Acres, conducted at a meeting after notice to the members of the Association pursuant to Florida Statutes §720.403, et seq.

Pursuant to Florida Statutes §720.407(3), the legal description of each affected parcel of property is attached hereto as Exhibit "B," and the letter of approval of the revitalization by the Department of Economic Opportunity is attached hereto as Exhibit "C".

PATTY ANN ACRES HOMEOWNERS
ASSOCIATION, INC.

By:

Alan Foster
Alan Foster, as President

ATTESTED:

Susan Latsha
Susan Latsha, as Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1ST day of October, 2014, by Alan Foster, as President, and Susan Latsha, as Secretary, of Patty Ann Acres Homeowners Association, Inc., a Florida not-for-Profit corporation, in their capacity as officers and on behalf of the corporation. They are personally known to me or have produced _____ and _____ as identification and did take an oath.

Colleen Loughran
Notary Public

My Commission Expires



COLLEEN LOUGHRAN
MY COMMISSION # EE 218318
EXPIRES: July 22, 2016
Bonded Thru Budget Notary Services
State of Florida at Large

**RESTATED RESTRICTIONS
PATTY ANN ACRES
(Incorporating any and all amendments of record)**

WHEREAS, Wendell Simmons and Gladys L. Simmons, hereinafter referred to as "Declarant", recorded a set of Restrictions for PATTY ANN ACRES at Official Records Book 4146, Page 249 et seq. of the Public Records of Pinellas County, Florida;

WHEREAS, in accordance with the amendment provisions contained therein, the Restrictions were amended by recorded amendments at Official Records Book 4312, Page 752 et seq.; Official Records Book 4768, Page 107 et seq.; Official Records Book 4424, Page 186 et seq.; Official Records Book 4463, Page 128 et seq.; Official Records Book 4825, Page 2073 et seq.; and Official Records Book 16402, Page 739 et seq. all of the Public Records of Pinellas County, Florida; and

WHEREAS, this is a restatement of the Restrictions in their entirety to incorporate any and all amendments of record referenced above and the Articles of Incorporation and Bylaws of the Association are hereby attached as Exhibits "A" and "B" to this Declaration, respectively.

KNOW ALL MEN BY THESE PRESENTS, That PATTY ANN ACRES, according to plat thereof recorded in Plat Book 71, Pages 87, 88 and 89 of the Public Records of Pinellas County, Florida, is subject to the following restrictions and limitations thereon, which restrictions and limitations shall be covenants running with the land, regardless of whether or not they are specifically mentioned in any deeds of conveyance subsequently executed.

A. BUILDINGS

1. All of the above lots shall be known and described as residential property and no structure shall be erected on any parcel of the same other than one single family dwelling and one attached private two-car garage of the same architecture and general design as the residence, both to be constructed of new materials. The roofs of all structures, including all replacements thereof, shall when installed, meet all applicable building codes laws, rules and ordinances, and shall be constructed of any of the following materials: (1) clay or concrete tile; (2) dimensional asphalt shingle; or (3) 24 Gage galvanized aluminum metal. Tar and gravel or marble chip, or similar materials, may be used on any flat portions of a structure's roof.

2. No outbuilding of any nature may be erected on the property and no garage or other structure shall be erected on the property prior to the erection of the residence. Lean-tos or carports are expressly prohibited.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be stored, erected, placed on the site or used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted. No structure of any kind shall be moved onto any part of the above described property. No dwelling shall be occupied prior to completion of construction including final painting.

4. All residences shall have a minimum of 1350 square feet of floor area on the ground floor, exclusive of porches, patios, breezeways, garage and other areas which are either open or enclosed solely by screens. For the purposes of measurement for compliance with this restriction, outside wall dimensions may be used.

5. No structure shall be erected or moved upon any part of the premises herein, nor shall any change or modifications be made in the exterior of any such structure unless the exterior plans and specifications therefore showing the nature, kind, shape, height and location thereof shall have been submitted and approved, in writing, by the developer, his heirs or assigns.

B. LOTS AND LOCATIONS OF BUILDINGS

1. Should more than one lot as shown on the plat of the subdivision be used as a single building site, these restrictions shall apply as though the entire building site were one lot.

2. No building shall be erected nearer than twenty-five (25) feet and not more than thirty-five (35) feet from any front lot line or closer than fifteen (15) feet to any street lot line. No building or part thereof shall be erected nearer than seven and one-half (7 1/2) feet to any side lot line or (10) feet to the rear lot line.

3. No lot may be reduced in size from the size shown on the recorded plat without the written consent of the developer.

C. ARCHITECTURAL APPROVAL

1. No building, structure or installation, including but not limited to residence, garage, patio, wall, fence, mass planting and barbecue grill, shall be constructed, erected, placed or permitted upon the property until the plans and specifications therefor have been approved by the developer, his heirs or assigns. The complete plans (i.e. plot plan, grading plans, construction plans, including but not limited to front, side and rear elevation, floor plans, foundation plans, etc.) shall be submitted to the developer by the owner in duplicate, one of which shall be returned to the owner when approved or rejected, and the other retained by the developer. Approval by the developer of said plans and specifications shall not be deemed to be a waiver of these restrictions. The developer hereby reserves the right to disapprove plans and specifications solely on the basis of aesthetics. If an approval or disapproval, as set out above is not given in writing within a period of thirty (30) days by the developer to the person or persons requesting same, then no approval will be required, provided that the design, construction and location on the plot conform to the covenants and restrictions described herein, and are in harmony with the structures in the same zoning then existing in said subdivision. The exterior walls of any structure shall be not less than 50% masonry construction with exterior finish of painted stucco, or of brick, stone or similar masonry material. No unstuccoed block will be approved, unless it is a decorative or colored block specifically intended as a finished material. No alteration, addition or extension to any structure or existing structure shall be permitted without the approval of the developer. When air conditioning equipment is to be included

or added to building construction, it shall be located so as to be screened by view from the street in front of the lot and house in question. Except for porches and patios, roofs shall have a pitch of not less than 2" in 12'.

2. No grade or elevation of any portion of any lot may be changed without the specific written consent of the developer.

3. No curb, drainage structure, water lines, sewer lines of any street shall be removed or altered for any purpose without the specific written consent of the developer.

4. Owners of respective lots shall be directly financially responsible for damage to the foregoing improvements resulting from the actions of employees of said owners or independent contractors furnishing labor or materials to or for said owners. No structure shall be erected, placed or permitted and no alterations shall be made or permitted on the property which shall in any way hinder the surface or subsurface drainage of the property.

D. FENCES, WALLS, SWIMMING POOLS, CLOTHES POLES, LINES

1. No fence or wall will be permitted on any lot in front of the front building setback line which is over 42" in height and has a total occlusion of over one foot. Rear fences may be constructed behind the front building setback line which have a total occlusion not in excess of 50% of the area to heights not in excess of six feet (6'). Solid walls or walls with over a 50% occlusion may not exceed four (4) feet in height. Rear fences constructed on lot lines facing State Road 584 and County Road 70 may provide for total occlusion but said fences shall not be in excess of 48" in height and shall be of uniform character so as to provide continuity with all adjacent fences. Rear and front set back lines are to be 20 feet on Lots 2, 3, 4, 6, 7, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 118, 119, 120 and 226, PATTY ANN ACRES, according to the map or plat thereof as recorded in Plat Book 71, pages 87, 88 and 89 of the Public Records of Pinellas County, Florida.

2. No clothes drying poles or lines shall be erected or used on the property in such a manner that said poles, lines or clothing thereon shall be visible from the street.

3. No fence, wall, tree, hedge, shrub, or any obstruction of any nature which obstructs the view above three feet (3) or below seven (7) feet above the adjacent roadways shall be placed or permitted to remain on any corner lot closer to either street than the front set-back line.

4. All garbage or trash containers, air conditioners, oil tanks, bottle gas tanks, soft water tanks, swimming pool filters and equipment and similar structures of installations, shall be placed under the surface of the ground or placed in walled-in areas so that they shall not be visible from the street or from adjacent property.

5. No swimming pool may be constructed which is not fully enclosed by adequate screened enclosure or a five foot (5) high locked fence.

E. WALKS, DRIVEWAYS AND LAWNS

All walks and driveways shall be constructed of concrete from the curb to the lot line and the remainder shall be paved continuously of concrete unless otherwise approved by the developer. No strip or ribbon driveways shall be constructed or permitted. Plans and specifications for walks and driveways shall be subject to the approval of the developer and shall be submitted to the developer together with the plans for any proposed residence.

F. SIDEWALKS

There shall be constructed in accordance with plans filed with the office of the County Engineer, sidewalks on the street side(s) of every lot in this development. Four feet (4) wide sidewalks shall be constructed of 3000# p.s.i. Portland Cement, formed and poured four inches (4") thick, reinforced with 6"x6" wire mesh. Sidewalk construction shall be constructed to lines and grades and in accordance with specifications approved by the developer.

Plot or site plans, when submitted to the developer for architectural approval, shall show sidewalks. Sidewalks shall be constructed simultaneously with driveway and no house shall be occupied before sidewalks are completed.

G. SIGNS

The erection of billboards, posters or other advertising signs or structures shall be prohibited except as follows:

(a) Identifying signs may be placed on buildings while construction is in progress. When construction is completed, one sign 18" x 24" in size may be displayed outside a specific house, offering the property for sale. One sign not larger than eight (8) square feet may be displayed outside a specific house, offering the property for sale. One sign not larger than eight (8) square feet may be displayed only during the time that the builder, or his representatives are on the premises

(b) Plastic pennants, spinners, signs with moving parts, alternating or flashing lights, banners, snipe signs or similar promotional items shall be used only by builders.

H. MAINTENANCE OF PROPERTY AND LAKE AREAS

1. Each owner shall be responsible for care and maintenance of all lands and water areas bounded by his property lines or the extensions thereof to the centers of the abutting street rights-of-way.

2. No owner shall change the water level of the lake.

3. No power boat, or boat larger than twelve (12) feet in length may be kept in or used on the existing lake.

4. Nothing herein shall prohibit the County of Pinellas or other governmental authority from entering along drainage easements for the purpose of cleaning, maintaining or improving any portion of the lake.

I. STREET TREES

1. Prior to completion of any residence and receipt of a Certificate of Occupancy from Pinellas County therefore, two (2) street trees shall be planted on each street frontage of every lot as follows: Each corner lot owner shall plant and maintain four (4) street side trees. All other lot owners shall plant a minimum of two street side trees. Street side trees shall generally be planted at the one-third point between sidewalk and house.

2. Each lot shall have planted thereon one Palm Tree between sidewalk and curb and one Quercus Virginia in a pattern and location specified and marked on the Site Plan submitted for approval by the developer or his representative.

3. All trees shall be disease free, properly balled in burlap and prepared for handling and transplanting, installed, fertilized and watered and shaped in accordance with good Arboreal practice. All trees shall be at least 3" in diameter and not less than 12' of overall height at the time of planting.

J. EASEMENTS

Perpetual easements for the installation and maintenance of utilities and drainage facilities as shown on said plat filed in the Public Records of Pinellas County, Florida, are hereby reserved. No drainage structure or installation, or swale may be changed, altered, obstructed, or removed for any purpose except by the developer, his heirs or assigns.

K. GENERAL

1. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

2. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that not more than a total of three (3) household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

3. No commercial vehicles may be parked in the driveway, or vacant lots after normal working hours.

4. Builders, contractors and sub-contractors while building on any lot in Patty Ann Acres are to keep the premises free of trash, empty bags, brush and other debris.

5. No boat, trailer, recreational vehicle, or camper, shall at any time be parked in the driveway or on any portion of the property in plain view of passersby for a period of more than forty eight (48) hours.

L. ADMINISTRATION AND ENFORCEMENT

1. Patty Ann Acres, Wendell Simmons, Bruce Simmons and/or Eagle Realty is hereby designated as developer for the uses and purposes of these restrictions. Any one of them is authorized to grant approval wherever approval is required by these restrictions.

2. These covenants and restrictions are real covenants and restrictions and are to run with the land, and shall be binding on all parties and owners, and on all parties claiming under them, for a period of twenty-five (25) years from the date of these covenants and restrictions, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless prior to the commencement of any 10-year period an instrument in writing, signed by a majority of the owners of lots, has been recorded in the Public Records of Pinellas County, Florida, which said instrument shall agree to change, alter or rescind said covenants and restrictions in whole or part. After ten (10) years from the date hereof, these Restrictions may be changed or amended by the recording of an instrument bearing written consent of the owners of sixty-five (65) percent of the lots herein.

3. If any person, firm or corporation, or their heirs, successors or assigns, shall violate or attempt to violate any of these restrictions before their expiration, it shall be lawful for any other person or persons owning any part or parcel of any above described land to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages or other dues including reasonable attorney fees for the enforcement for such violation.

4. Invalidation of any one of these covenants by judgments or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

5. Each lot owner upon which a house is completed agrees to pay twelve dollars (\$12.00) per year in advance to the developer for street lighting until such time as street lighting is provided by governmental authority.

6. Until such time as sewer facilities are provided by governmental authority, each lot owner agrees to pay developer a sewer charge comparable to the rates charged by the City of Dunedin for such services. Water will be supplied by the County of Pinellas.

M. ADDITIONAL RESTRICTIONS AND MODIFICATION THEREOF

The developer may include in any deed hereafter made any additional restrictive covenants. The developer reserves the right in its sole discretion to modify, amend or add to the restrictions on Patty Ann Acres, or permit variations therefrom

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 1st day of October, 2014.

Signed, sealed and delivered
in the presence of:

PATTY ANN ACRES HOMEOWNERS
ASSOCIATION, INC.

Colleen Loughran
Witness Signature

By: Alan Foster

Colleen Loughran
Witness Printed Name

Attest: Susan Latsha

Tiffany Grant
Witness Signature

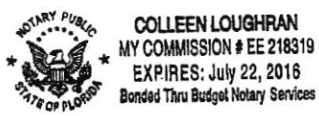
Tiffany A. Grant
Witness Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, a Notary Public in and for the State and County aforesaid, duly authorized to take acknowledgements, personally appeared Alan Foster and Susan Latsha, as President and Secretary, respectively, of PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. to me well known, and they acknowledged before me that they executed, sealed and delivered the foregoing Restated Restrictions for Patty Ann Acres for the uses and purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 1st day of October, 2014.

Colleen Loughran
Notary Public
My Commission Expires:



PREPARED BY AND RETURN TO:
CLANFRONE, NIKOLOFF, GRANT
GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FLORIDA 34698

**CERTIFICATE OF AUTHENTICITY
AS TO THE
ARTICLES OF INCORPORATION AND BY-LAWS
OF
PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that the attached Exhibit "A" constitutes a true and correct copy of the Articles of Incorporation of Patty Ann Acres Homeowners Association, Inc. and the attached Exhibit "B" constitutes a true and correct copy of the By-Laws of Patty Ann Acres Homeowners Association, Inc., as same may have been amended from time to time.

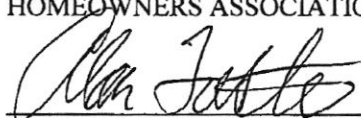
PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. is the Homeowners Association organized for the purpose of administering a development known as Patty Ann Acres in Pinellas County, Florida, in accordance with those certain Restrictions for Patty Ann Acres, recorded in O.R. Book 4146, Page 249 et seq. of the Public Records of Pinellas County, Florida.

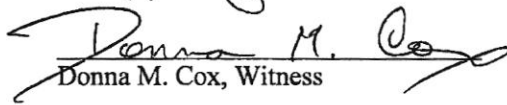
IN WITNESS WHEREOF, Alan Foster, as President, of PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. has executed this Certificate in accordance with the authority vested in him as President of the corporation, for and on behalf of the corporation, on this 11th day of December, 2014.

Two Witnesses as to
President:

PATTY ANN ACRES
HOMEOWNERS ASSOCIATION, INC.


Tiffany A. Grant, Witness

By: 
Alan Foster, President


Donna M. Cox, Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Alan Foster, President, of PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC., and he severally acknowledged before me that he freely and voluntarily executed the same as such officer, under authority vested in him by said corporation. He is personally known to me or has produced Drivers License as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 11th day of December, 2014.

 COLLEEN LOUGHRAN
MY COMMISSION # EE 218319
EXPIRES: July 22, 2016
Bonded Thru Budget Notary Services


Notary Public
State of Florida

My Commission Expires:

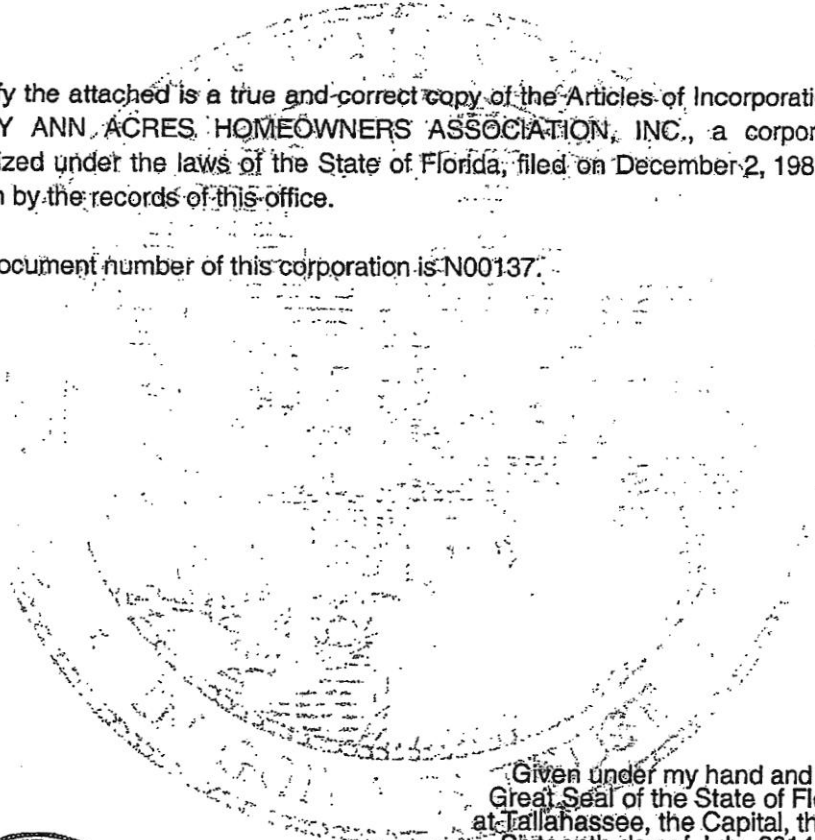
State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on December 2, 1983, as shown by the records of this office.

The document number of this corporation is N00137.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixteenth day of July, 2014



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State

NOV 7

ARTICLES OF INCORPORATION
OF
PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

SECRETARY OF STATE

DEC 7 11 35 AM '83

FILED

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of this corporation is PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association", these Articles of Incorporation as the "articles" and the by-laws of the association as the "by-laws".

ARTICLE II

TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III

PURPOSE

This association is organized for the purpose of providing the homeowners of PATTY ANN ACRES, a subdivision in Pinellas County, Florida, with an entity for the operation of business matters relating to the subdivision; the enforcement of subdivision restrictions; maintenance of entry ways, fences and other subdivision properties; and to promote and protect the interests of the residents of the subdivision for the benefit of all.

ARTICLE IV

MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the by-laws; provided, however, that membership

shall be open to those persons owning a home in PATTY-ANN ACRES
Subdivision.

ARTICLE V

OFFICERS

The affairs of the association shall be administered by such
officers as shall be designated in the by-laws but shall consist of at
least a President and a Secretary.

The officers shall be directors and shall be elected by the
membership at the annual meeting.

The names and addresses of the initial officers who shall serve
until their successors are elected are:

PRESIDENT:

Wendell Simmons
1780 Main Street
Dunedin, Florida

SECRETARY

Nancy Mikres
145 Osprey Lane
Palm Harbor, Florida

ARTICLE VI

BY-LAWS

The by-laws of the association shall be adopted by the Board
of Directors and may be altered, amended or rescinded by the Board in
accordance with the provisions contained therein.

ARTICLE VII

AMENDMENTS

These articles may be amended by the affirmative vote of not
less than 2/3 of the Board of Directors and ratified by the affirmative
vote of at least a majority of the members.

ARTICLE VIII

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this
corporation is 1780 Main Street, Dunedin, Florida, and the name of the

C. MICHAEL MACKENZIE, P.A.
ATTORNEY AT LAW, DUNEDIN, FLORIDA

3
0
2
3
0
9
7

Initial registered agent of this corporation at that address is BRUCE SIMMONS

ARTICLE IX

FIRST BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be seven (7) and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Wendell Simmons	1780 Main Street Dunedin, Florida
Donald Pilch	2040 Cormorant Drive Palm Harbor, Florida
Harold DeFoe	2069 Kingfisher Drive Palm Harbor, Florida
Clifford Thompson	2049 Kingfisher Drive Palm Harbor, Florida
Charles Braner	1961 Cormorant Drive Palm Harbor, Florida
Frank Moss	1960 Cormorant Drive Palm Harbor, Florida
Bruce Simmons	1780 Main Street Dunedin, Florida

ARTICLE X

INCORPORATORS

The names and addresses of the incorporators to these articles are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Wendell Simmons	1780 Main Street Dunedin, Florida
Bruce Simmons	1780 Main Street Dunedin, Florida
Marcia Simmons Lewis	1780 Main Street Dunedin, Florida

IN WITNESS WHEREOF the undersigned incorporators have executed these Articles of Incorporation on this 15th day of December, 1983.

O. MICHAEL MACKENZIE, P.A.
ATTORNEY AT LAW DUNEDIN, FLORIDA

SECRETARY OF STATE
DEC 21 11 51 AM '83
FILED

Wendell L. Simmons
WENDELL SIMMONS, Incorporator

Bruce W. Simmons
BRUCE SIMMONS, Incorporator

Marcia Simmons Lewis
MARCIA SIMMONS LEWIS, Incorporator

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of November, 1983, by WENDELL SIMMONS, BRUCE SIMMONS, and MARCIA SIMMONS LEWIS.

SECRET
DEC 15 1983
FILED

Susan MacKenzie
NOTARY PUBLIC
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 15, 1985
Renewed Three General Insurance Companies

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for PATTY ANN HOMEOWNERS ASSOCIATION, INC., at the place designated in these articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Bruce W. Simmons
Registered Agent

Date: November 15, 1983

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, a notary public, authorized to take acknowledgments in the State and County set forth above, personally appeared BRUCE W. SIMMONS, known to me to be the person who executed the foregoing Acceptance of Registered Agent, and acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in Pinellas County, Florida this 15th day of Nov, 1983.

Susan MacKenzie
NOTARY PUBLIC
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 15, 1985
Renewed Three General Insurance Companies

G. MICHAEL MACKENZIE, P.A.
ATTORNEY AT LAW DUNEDIN, FLORIDA

(7-85)

BY-LAWS

of

PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.
(A Florida Corporation Not For Profit)

Article I

Name

- A. The name of this Association is Patty Ann Acres Homeowners Association, Inc., incorporated not for profit under the laws of the State of Florida on December 2, 1983.
- B. The name of this Association may be changed by authority of a vote of a majority of the members at a duly called and held general meeting thereof.

Article II

Purposes

This Association has been organized:

- A. For the betterment and beautification of Patty Ann Acres, a residential subdivision located in Pinellas County, Florida;
- B. To provide the homeowners of said Patty Ann Acres with an entity for the conduct of business matters relating to said subdivision, such as the enforcement of subdivision restrictions; the maintenance of its entryways, fences, and other subdivision properties; and
- C. To promote and protect the interests of the residents of Patty Ann Acres for their mutual benefit.

Article III

Membership

Membership in this Association shall be open to any person owning a home in Patty Ann Acres.

Article IV

Meetings

- A. The annual membership meeting of this Association shall be held on the third Tuesday in January, except that if such day shall be a legal holiday, then and in that event said meeting shall be held on the first day following which is not a legal holiday.
- B. At least fifteen (15), but not more than thirty (30), days prior to the annual membership meeting, the Secretary of the Association shall cause to be mailed or hand delivered to every member in good standing, at his/her address as it appears in the membership roll book of the Association, a notice of the time and place of such annual meeting.
- C. In addition to the annual meeting, general membership meetings shall be held on the third Tuesday of May and September of each year.
- D. A quorum for the conduct of business at the annual meeting shall consist of not less than 25% of the members as of the date of the notice of the meeting. A quorum for the conduct of business at general membership meetings, other than the annual meeting, shall consist of not less than 25% of the members as of the date of the meeting.

In the absence of a quorum, the chairman shall adjourn the meeting to a date and time not more than two weeks hence, and he shall direct the Secretary to issue a notice of such adjourned meeting to all members.

A quorum as hereinbefore set forth shall be required at any adjourned meeting.

- E. Special meetings of this Association may be called by the President, due notice of which shall be issued by the Secretary to all members at their addresses as they appear in the membership roll book at least fifteen (15), but not more than thirty (30), days before the date set for such special meetings.

Special meetings may also be called pursuant to the written request of a majority of the members of the Board of Directors or a majority of the members of the Association at least fifteen (15) days in advance of a requested date, in response to which the President shall call such meetings and request the Secretary to give due notice thereof.

The notice for a special meeting shall set forth:

1. The reason or reasons for which the meeting has been called;
2. The name of the person or persons by whom the meeting has been requested; and
3. The nature of the business to be transacted at such meeting.

No business other than that specified in the notice shall be transacted at such special meeting.

Article V

Voting

- A. Unless otherwise instructed by the President or chairman of the meeting, the votes at all membership meetings, whether on issues or for the election of directors or officers, shall be cast by secret ballot bearing no mark or other evidence tending to identify the person or persons casting them.

One ballot only for each membership home may be cast at membership meetings.

- B. Upon the request of a majority of the Association members, any question may be voted upon at any general membership meeting, such voting to be in accordance with the manner and style provided for the election of directors and officers.

- C. Immediately prior to the commencement of voting by secret ballot at any general or special membership meeting, the President or chairman of the meeting shall appoint three persons as Inspectors of Election to open the ballots, count the votes, and certify the results to the meeting.

In the interest of impartiality, no Inspector of Election shall be a candidate for office of this Association nor have a conflicting interest in any issue or question voted upon.

Article VI

Order of Business

The order of business shall be:

1. Roll call
2. Reading of the minutes of the previous meeting
3. Reports of committees
4. Reports of officers
5. Old and unfinished business
6. New business
7. Welfare matters
8. Adjournment

Any question about priority or order of business shall be decided by the chairman without debate.

Article VII

Board of Directors

- A. The business of this Association shall be managed by a Board of Directors consisting of ten members of the Association, all of whom shall be residents of the State of Florida and citizens of the United States.
- B. At least thirty (30) days and not more than sixty (60) days prior to the annual general meeting, the President shall appoint the Nominating Committee Chairman from the Board of Directors who shall, in turn, appoint at least three (3) other members from the Association at large for the purpose of preparing a slate of directors to be elected to serve for the ensuing year, or until their successors are elected and qualify.
- C. The general management of the affairs of this Association, shall be vested in the Board of Directors who shall act only in the name of this Association whenever it shall be regularly convened by its chairman upon due notice to all the directors of such meeting.
- D. Regular meetings of the Board of Directors shall be held on the second Tuesday of January, March, May, July, September, and November of each year.
- E. A majority of the members of the Board of Directors shall constitute a quorum at any meeting of said Board, and each director shall have one vote.
- F. Special meetings of the Board of Directors shall be called by the President whenever he deems them necessary, or whenever he is called upon to do so by a majority of the directors.
- G. Should a vacancy occur for any reason, the same shall be filled without delay by the Board of Directors.
- H. The President of this Association shall also serve as the Chairman of the Board of Directors and the Vice-President as the Vice-Chairman thereof.
- I. Pursuant to the request of a majority of the Board of Directors, a director may be removed upon a proper finding of sufficient cause thereof.
 - 1. The Board of Directors may entertain charges against any director.
 - 2. A director may be represented by counsel at any removal hearing.

Article VIII

Officers

A. The officers of this Association shall be:

President
Vice-President
Secretary
Treasurer

The positions of Secretary and Treasurer may be held by the same person.

B. The President shall:

1. Preside at all membership meetings;
2. By virtue of his office, be Chairman of the Board of Directors;
3. Present an annual report of the Association at each annual meeting;
4. Appoint all committee chairmen; act as ex-officio member of all committees; and appoint all ad hoc committee members.
5. See that all books, reports, and certificates as required by law are properly kept or filed;
6. Be one of the officers who may sign checks or drafts of this Association; and
7. Have such powers and duties as may be reasonably construed as belonging to the chief executive of any organization.

C. The Vice-President, in the absence of the President, shall perform the duties of the President.

The Vice-President shall also perform such other duties as shall from time to time be assigned to him by the President.

D. The Secretary shall:

1. Conduct the correspondence of the Association;
2. Issue notices of and keep minutes of all meetings of the Association;
3. Be custodian of the records and corporate seal;
4. Keep the roll of all members; and
5. Discharge such other duties as may be assigned to the Secretary by the Board of Directors or the President.

E. The Treasurer shall:

1. Collect all membership dues;
2. Have the care and custody of all the funds and property of this Association, which shall be disbursed only upon the order of the Board of Directors or the President;
3. Submit a report, subject to audit by the Finance Committee, for the preceding year at the annual meeting and render special reports whenever requested to do so by the Board of Directors; and
4. Deposit all funds in the name of the Association in such bank or banks as may be designated by the Board of Directors.

- F. Officers shall by virtue of their office be members of the Board of Directors.

Article IX

Salaries and Compensation

- A. No officer shall by reason of his office be entitled to receive any salary or compensation, but nothing herein shall be construed to prevent an officer or director of this Association from receiving any compensation from the Association for the performance of duties other than those required of such officer or director.
- B. The Board of Directors shall hire and fix the compensation of any and all employees of this Association which the Board in its discretion may determine to be necessary in the conduct of the business of this Association.

Article X

Committees

Committees shall consist of the Finance Committee, the Nominating Committee, the Membership Committee, and any others deemed necessary by the President or Board of Directors.

Except for ad hoc committees, whose members shall be appointed by the President, the Committee Chairmen shall appoint the members of their respective committees.

The Finance Committee, consisting of a chairman and at least one other member not holding elected office, shall audit the financial records of the Association annually.

Article XI

Dues

The dues of this Association shall be twelve dollars (\$12.00) per annum and shall be payable in January of each year.

Article XII

Seal

The seal of the Association shall be as impressed hereon.

Article XIII

Amendments

Amendments to these By-Laws may be proposed to the Board of Directors; and, if approved by a majority vote, shall be submitted to the membership at least one month before the meeting at which a vote is taken thereon, and shall be included in the notice of such meeting.

A majority vote of the eligible voting members present shall be required for the adoption of an amendment to these By-Laws. Amendments shall become effective upon adoption unless a later date is specified in the motion for adoption.

PATTY ANN ACRES

Legal Description of Properties Subject to Declaration

SCHUSTER, DARYL W. and DEIRDRE, as Trustees of the DARYL W. SCHUSTER REVOCABLE LIVING TRUST

Lot 1, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BARROSO, THOMAS

Lot 2, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

HAMILTON, VIRGINIA R.

Lot 3, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

CHEESEMAN, ELIZABETH C.

Lot 4, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

WASHBURN, MICHAEL L. and VIVIANA M.

Lot 5, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

REID, CECILIA E. and WALTER JR.

Lot 6, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

MORENO, HOWARD and LEANOR

Lot 7, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL. LESS that portion deeded to Pinellas County in Deed recorded at O.R. Book 9231, Page 417, described as follows, BEGIN at the Southeast corner of said Lot 7, PATTY ANN ACRES; thence along the South line of said Lot 7, N86°24'04"W, for 30.00 feet; thence leaving said line, N46°42'01"E, for 20.50 feet to the northerly line of said Lot 7; thence along said line, S43°17'58"E, for 21.90 feet to the POINT OF BEGINNING, and containing 225 square feet, more or less.

MC PHERSON, RYAN AND ASHLEY

Lot 8, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL. LESS AND EXCEPT that portion conveyed to Pinellas County in Deed recorded September 26, 1995, in O.R. Book 9116, Page 2152, Public Records of Pinellas County, Florida, described as follows: BEGIN at the Southwest corner of said Lot 8, PATTY ANN ACRES; thence along the Southly-line of said Lot 8, North 43°17'58" West, for 21.90 feet; thence leaving said line North 46°42'01" East, for 20.50 feet to the East line of said Lot 8; thence along said line, South 00°11'54" East, for 30.00 feet to the POINT OF BEGINNING

GRIFFITH, JAMES and JOHN and SULDA, CHRISTINE

Lot 9, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

TILLQUEST, JACKSON E. and POALI, STEPHANIE

Lot 10, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

TAMBURRINO, BARRY G and BARBARA

Lot 11, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

RHOADS, NANCY D.

Lot 12, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

WARN, MARILYN and BARNES, SANDRA

Lot 13, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PRICE, DEBRA J.

Lot 14, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ROSS, MARIE

Lot 15, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MALFA, NATALE and PATRICIA

Lot 16, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GRAHAM, BRANDON and CHRISTINA

Lot 17, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

FREEMAN, JEFFREY A.

Lot 18, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

DURDALLER, TARA L.

Lot 19, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MARTIN, JOSEPHINE A.

Lot 20, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SHAMSEDDINE, ABDUL K and LISA D.

Lot 21, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SIRIANNI, THOMAS P.

Lot 22, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GERALDS, LINDA B. and HELEN G.

Lot 23, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HENDERSON, OLGA M. and HOWARD C.

Lot 24, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BLAETTNER, MARY L.

Lot 25, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KARAKASILIS, CHRISTOPHER G.

Lot 26, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SANCZYK, CHESTER P. and EDNA A. as Trustees of the SANCZYK LIVING TRUST

Lot 27, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LOFLAND, IAN T.

Lot 28, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LOFLAND, JILL A. and THOMAS J. as Trustees of the JILL A. LOFLAND TRUST AGREEMENT

Lot 29, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

FOSTER, ALAN G. and BARBARA J.

Lot 30, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

THE TRUST COMPANY, as Trustee of the TRUST 2029 CORMORANT

Lot 31, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

REINERT, MARLENE

Lot 32, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MEEKS, GREG

Lot 33, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

NARET, JEFFREY F. and SHEILAH A.

Lot 34, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

COLABERDINO, DAVID W.

Lot 35, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ORDWAY, SEAN T. and TISHA L.

Lot 36, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PHILLIPS, STANLEY and SUSAN

Lot 37, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PAROLINE, ROY E. and MARY B.

Lot 38, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

JAMES, JULIE

Lot 39, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ROY, ROBERT J. and CAROL A.

Lot 40, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

AEPPEL, MARK PATRICK and PAMELA E.

Lot 41, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BARBARA, JOSEPH V. and VENERA

Lot 42, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

WOLCZANSKI, NATALIA

Lot 43, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MC CORMICK, MICHAEL J. and MARY A.

Lot 44, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

**SHERIFF, JOHN DOUGLAS and DIANE MARGARET as Trustees of the JOHN DOUGLAS SHERIFF and
DIANE MARGARET SHERIFF LIVING TRUST AGREEMENT**

Lot 45, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

OWSLEY, LORI J.

Lot 46, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PHILLIPS, BRETT M. JULIE L.

Lot 47, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CLARK, DEBORAH A.

Lot 48, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ESPONDA, JAVIER and SILVIA B.

Lot 49, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PILZ, THOMAS G. and BRENDA HOBGOOD

Lot 50, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

JELENKA, MATYAS and HALUSTYAK, ANDREA L.

Lot 51, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KAKALIS, PERICLIS A. and DAWN Y.

Lot 52, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HERBAN, PETRU C. and JENNIFER L.

Lot 53, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

WEIMAR, EDWARD JR. and SUSAN G.

Lot 54, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LE BLANC, NORMAND A. and JANET M.

Lot 55, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

FIUMEFREDDO, PHILIP

Lot 56, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SPILOTRO, PASQUALE and FRANCESCA

Lot 57, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

C A H 2014-1 BORROWER, LLC

Lot 58, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

TSANGARAKIS, MICHAEL

Lot 59, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

DELJKIC, AZRA

Lot 60, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KESSELRING, ROSEMARIE

Lot 61, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ARVANITAKIS, SOPHIA

Lot 62, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BEDDOW, HELEN L. and CUHNA, LINDA FAY

Lot 63, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ZERAFA, FRANCIS J. and SARAH

Lot 64, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KAKALIS, ACHILLEAS S. and MARIA A.

Lot 65, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GIBBON, DOUGLAS and ARLENE

Lot 66, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

STRAUSS, JEANNE D.

Lot 67, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GEORGIADIS, DEMETRI and VIKI

Lot 68, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

AGAPHY REAL ESTATE MANAGEMENT, LLC

Lot 69, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

NILAJ, ZEF and ALKETA

Lot 70, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

WHITBURN, LLC as Trustee of the 329 WATERFORD LAND TRUST

Lot 71, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SANTELLA, ERIN and MICHAEL

Lot 72, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

NEHLS, TIMOTHY W. and BEVERLY M.

Lot 73, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BARNETT, CLARENCE T. and NORMA J.

Lot 74, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MAGOS, DIANA LEE

Lot 75, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

FRANZ, ALBERT J. JR. and BONITA L.

Lot 76, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CARRUBBA, ANTHONY

Lot 77, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CULLEN, NORMAN G. and BOBBIE M.

Lot 78, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HOLLANDS, MARK P. and BARBARA E.

Lot 79, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BAYYAT, NATALIA V.

Lot 80, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BROOKS, CHARLES D. and CYNTHIA

Lot 81, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

SREBEMAK, PAMELA

Lot 82, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

VON SENGER-HART, BARBARA

Lot 83, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

PARKER, ALAN W. and JANET B.

Lot 84, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL. LESS AND EXCEPT the following: Beginning at the NE corner of said Lot 84; run S 0°13'57" E along East line of Lot 84, 20.40 feet; thence run S 57°6'8" W, 98.18 feet to the NW corner of Lot 84; thence run N 48°09'49" E along Northerly line of Lot 84 110.53 feet to the POINT OF BEGINNING

COURNIA, BENJAMIN A. and LINDSAY

Lot 85 and a part of Lot 84, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL, more particularly described as follows: Beginning at the Northeast corner of said Lot 84; run S 00°13'57" E, along the East line of Lot 84, 20.40 feet; thence run S 57°06'08" W, 98.18 feet to the Northwest corner of Lot 84; thence run N 48°09'49" E, along the Northerly line of said Lot 84, 110.53 feet to the POINT OF BEGINNING

HAERTEL, DONALD J. and KATHLEEN M.

Lot 86, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BERKEBILE, GARY V. and HIGGINS, VIRGINIA

Lot 87, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

TWARDOWSKI, DALE and PATTY

Lot 88, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

DEVIVO, VINCENT

Lot 89, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BACH, ROBERT S.

Lot 90, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

COPPLEY, LARRY D. and NORMA L.

Lot 91 and the North 10 feet of Lot 92, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

ROPER, CLYDE and WINIFRED

Lot 92, less the Northerly 10 feet thereof together with the North 22 feet of Lot 93, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

DOUGLAS, JOHN R. JR.

Lot 93 less the Northerly 22 feet thereof, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

MCGAHEY, WARREN J. and DORIS A., as Trustees of the MCGAHEY REVOCABLE TRUST

Lot 94, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

HULTON, DAWN

Lot 95, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL, together with part of Lot 103, PATTY ANN ACRES, described as follows: BEGIN at the Southeast corner of Lot 95, run South 75°55'32" East, 29.07 feet; thence run North 37°22'41" West, 46.65 feet to the East line of said Lot 95, South 00°13'57" East, 30.00 feet to the POINT OF BEGINNING

CULLIMORE, CHERYL E.

Lot 96, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

ZLYDASEK, EUGENE J. JR.

Lot 97, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

DEVIVO, VINCENT

Lot 98, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BLAIR, RONNIE A. and CAROL A.

Lot 99, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

LATSHA, DANIEL H. and SUSAN, as Trustees of the DANIEL H. LATSHA and SUSAN LATSHA TRUST AGREEMENT

Lot 100, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

ASDAHL, ANTOINETTE, as Trustees of the ANTOINETTE ASDAHL LIVING TRUST

Lot 101, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

YOUNT, ROBERT M. II

Lot 102, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

GARDIAKOS, VASILIOS, as Trustee of the VASILIOS GARDIAKOS LIVING TRUST

Lot 103, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL; LESS THE FOLLOWING: BEGIN at the SW corner of said Lot 103, run S 75°55'32" E, 29.07 feet; then run N 37°22'41" W, 46.65 feet to the West line of said Lot 103; thence run S 00°13'57" E, 30.00 feet to the POINT OF BEGINNING

DEERY, ANGELA L. and POTTS, JERRY L.

Lot 104, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

MC CLISH, HENRY W. and LISA J.

Lot 105, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

HARDIN, GEORGE G. JR.

Lot 106, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

MC ELROY, THOMAS J. and CLARA R.

Lot 107, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

EDWARDS, DARCY and CHRISTOPHER SCOTT

Lot 108, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

VLASTARAS, PETER and BONITA

Lot 109, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BAGLIO, CHRISTINE and KRUGER, DAVID D.

Lot 110, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

DELEON, TAMMY

Lot 111, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

TAGLIANETTI, THOMAS P. and KATHLEEN A.

Lot 112, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

SALAMAN, BASHAR

Lot 113, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL; ALSO a part of Lot 114, PATTY ANN ACRES, described as follows: BEGIN at the Southeast corner of said Lot 114, run N 86°26'07" W, along Southerly line of Lot 114, 5.29 feet; thence N 01°43'00" E, 105.22 feet to the Easterly line of Lot 114; thence run S 0°13'57" E, along the Easterly line of Lot 114, 105.50 feet to the POINT OF BEGINNING

HECHT, CAROLYN G.

Lot 114, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL. LESS THE FOLLOWING: BEGIN at the Southeast corner of said Lot 114, run N 86°26'07" W, along Southerly line of Lot 114, 5.29 feet; thence N 01°43'00" E, 105.22 feet to the Easterly line of Lot 114; thence run S 0°13'57" E, along the Easterly line of Lot 114, 105.50 feet to the POINT OF BEGINNING

2013-1 IH BORROWER, LP

Lot 115, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BAKER, KATHERINE E.

Lot 116, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL. LESS AND EXCEPT the following described parcel: From the Southwest corner of Lot 116, run N 00°13'57" W along West lot line of Lot 116, 109.00 feet to the POINT OF BEGINNING; thence N 69°46'03" E, 30.00 feet; thence N 00°13'57" W, 16.87 feet; thence N 86°35'24" W, 28.25 feet to the West lot line of Lot 116, also being the Northeast corner of Lot 117; thence S 00°13'57" East along said lot line 28.93 feet to the POINT OF BEGINNING

PRINDLE, THEODORE and LAURIE M. DELONG

Lot 117 and portion of Lot 116, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL, being more particularly described as follows: From the Southwest corner of Lot 116 run North 0°13'57" West along west lot line of Lot 116, 109.00 feet to the POINT OF BEGINNING thence North 69°46'03" East, 30.00 feet, thence North 0°13'57" West 16.87 feet, thence North 86°35'24" West 28.25 feet to the West Lot line of Lot 116, also being the Northeast corner of Lot 117 thence South 0°13'57" East along said Lot line 28.93 feet to the POINT OF BEGINNING

HICKOK, REBECCA J.

Lot 118 less the West 8 feet thereof, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

SIHELNIK, ANDREW M. and MARIE T. and STABINSKI, NORMAN J. and LORI ANN

Lot 119 and West 8 feet of Lot 118, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

DELLAPENNA, PATSY and LINDA

Lot 120, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

MONTES, ROBERT F. and HOLLY

Lot 121, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

NASH, MELISSA

Lot 122, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

STRUMPFLER, DOUGLAS AND SUSAN

Lot 123, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BLEY, GEORGE B. II and MICHELLE L.

Lot 124, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

SMYTH, MARK

Lot 125, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

JONES, MICHAEL T. and KATHRYN D.

Lot 126, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BAKER, GEORGE T. and CONSTANCE M.

Lot 127, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BOURLAND, BARBARA, J. and JAMES E.

Lot 128, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PALMER, TONI RENEE

Lot 129, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PURPLE, LEONARD H. and MARSHA K.

Lot 130, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SMITH, INGEBORG M.

Lot 131, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

TURSO, GUISEPPE and ROSA

Lot 132, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MC NEILL, ALFRED G. and DARLENE

Lot 133, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BENJAMIN, JOHN T. and TASHNA N.

Lot 134, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CUSICK, DENNIS M.

Lot 135, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

WALP, AARON G. and TAMMY J.

Lot 136, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CALLAGHAN, CAROL J.

Lot 137, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

YORK, GINA

Lot 138, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BENTLEY, KATHRYN S.

Lot 139, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LONGFELLOW, KENNETH E. and CYNTHIA L.

Lot 140, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MITCHELL, MATTHEW W. and KRISTINA I.

Lot 141, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GRABEL, ROSEMARIE

Lot 142, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

REWERS, PAMELA S.

Lot 143, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MC ELROY, FRANCES A., as Trustee of the MC ELROY FAMILY TRUST

Lot 144, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

**ANTONELLI, RUTH W., as Trustee of the RUTH W. ANTONELLI AND JAMES C.
ANTONELLI DECLARATION OF TRUST**

Lot 145, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MC KOWN, RHEA W.

Lot 146, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ROBERT, MATTHEW and CHRISTINE

Lot 147, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

DOYLE, SHARON A.

Lot 148, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MALATINO, BRANDON F. and BRITTANY INGRAM

Lot 149, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SHORT, VIVIAN S.

Lot 150, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

URENA, JANICE A.

Lot 151, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

**TRUMPER, HARRIET T. and HEATHFIELD, ANNELIESE T., as Trustees of the
TRUMPER/HEATHFIELD TRUST**

Lot 152, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

TUCKER, JOHN E. and JEANNE M.

Lot 153, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HOEKSTRA, DAVID F. and KRISTIN M.

Lot 154, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SUTTER, JENNIFER and SHERMAN, ROBERT W. JR.

Lot 155, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BLUE, ELAINE

Lot 156, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

MEDER, WILLIAM and REGINA L.

Lot 157, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

BOLEK, FRANK M. and PATRICIA R.

Lot 158, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

LEWIS, CHARLES

Lot 159, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

AMNAY, IVAN

Lot 160, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL; More particularly described as follows: Commencing at the Southeast corner of said Lot 160, thence travers North 00°19'02" West, along the West boundary line of Laughing Gull Lane, as recorded in the aforesaid PATTY ANN ACRES, 37.90 feet to a Point of Curvature, and the POINT OF BEGINNING: thence along a Northley extension of hte West right-of-way line of Laughing Gull Lane as recorded in aforesaid PATTY ANN ACRES, 5.57 feet to a Point of Curvature, thence along a curve concave to the Southeast to its intersection with the North boundary line of Lot 160, PATTY ANN ACRES, said curve having for its elements an Arc length of 78.09 feet, a radius of 50.00 feet, a chord length of 70.58 feet and a chord bearing of North 00°42'06" East; thence South 89°26'04" East, along said Northerly boundary line of Lot 160 of PATTY ANN ACRES, 74.91 feet, a a point of tangency with the Northwesterly right-of-way line of Laughing Gull Lane as recorded in aforesaid PATTY ANN ACRES; thence Southwesterly along said Northwesterly right-of-way line to the POINT OF BEGINNING, said right-of-way line being a curve concave to the Southeast and having for its elements and arc length of 118.97 feet, a radius of 75.00 feet, a chord length of 106.88 feet, and chord bearing of South 45°07'27" West.

GALINDO, JAIME and DANETH M.

Lot 161, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

NEWMAN, JOSEPH C.

Lot 162, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

CARO, KATHERINE B.

Lot 163, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

RODRIGUEZ, DENNIS and PATRICIA S.

Lot 164, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

ANDERSON, LEONARD W.

Lot 165, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CIHAK, TAMMY

Lot 166, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

COLFER, DEBRA

Lot 167, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ZHITI, HETEM and MARJANA

Lot 168, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MORAN, MICHAEL and KATHLEEN

Lot 169, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SCHOLL, CURT and MICHELE

Lot 170, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

REISHUTTLE, CINDY L.

Lot 171, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LA CHACK, WALTER, JR. and REMEDIOS U.

Lot 172, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

DOHMS, DIANE L.

Lot 173, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HOLDER, SOPHIA

Lot 174, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BAUM, NICOLE M. and BRADLEY D.

Lot 175, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

**ANTONELLI, RUTH W., as Trustee of the RUTH W. ANTONELLI AND JAMES C.
ANTONELLI DECLARATION OF TRUST**

Lot 176, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

IBRAHIM, RAGAHEY F. and FARAG, NIVIN L.

Lot 177, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

FORBES, JAMES E. and SANDRA

Lot 178, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

EVANGELISTI, JOSEPH A. and DENISE E.

Lot 179, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BARTON, KARLA

Lot 180, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

**ALFORD, ALOMA, GRANT D., and HOLLY A. KING, as Trustees of the ALOMA
ALFORD TRUST**

Lot 181, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PUCKETT, SHAWN L. and ANGELA D.

Lot 182, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LOTHROP, RONALD P. and MARY D.

Lot 183, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

DE LA ROSA, DEBORAH

Lot 184, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GREEN, BILLY F. and DEBBIE D.

Lot 185, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

TSIMOURIS, MARIA M. and ANTONIOS

Lot 186, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KAHN, STEVEN and JANICE

Lot 187, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SAILOR, DEBRA L. and MYRON D.

Lot 188, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ANDERSON, JUNIA F.

Lot 189, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KNIGHT, JEFFREY A. and SHARON W.

Lot 190, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

COLECCHIA, ANTHONY G. and ARLENE N.

Lot 191, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PERROTTE, MICHAEL J. and SHAN A., as Trustees of the PERROTTE LIVING TRUST

Lot 192, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

DUBE RENTALS, LLC

Lot 193, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

LPP MORTGAGE, LTD.

Lot 194, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

KOLB, MICHAEL P. and NANCY J.

Lot 195, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SIMS, JOHN MICHAEL and KATHRYN KECK

Lot 196, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BATTISTINI, RAYMOND D.

Lot 197, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

CASSESE, THOMAS D. and TRINA A.

Lot 198, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ELLIS, RICHARD H. and CONSTANCE M.

Lot 199, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HEJL, CHELSEA LYN

Lot 200, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GREEN, BEVERYLY W.

Lot 201, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MILLS, BUELL B. and INA D.

Lot 202, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

WILSON, GLENN

Lot 203, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

GASPARINI, DAVID E. and PAULINE W.

Lot 204, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SCHIANO, JOHN R. and DAWN E.

Lot 205, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL; LESS A PORTION of Lot 205, being more particularly described as follows: BEGINNING at the Northeast corner of said Lot 205, thence traverse South 00 degrees 11 min 51 sec East on a Southerly extension of the West right-of-way line of Meadowlark Lane as recorded in the aforesaid Patty Ann Acres, 16.25 feet, to a point of curvature, thence along a curve concave to the Northeast to the Southerly boundary line of Lot 205 of Patty Ann Acres, said curve having for its elements an arc length of 56.83 feet, a radius of 42.00 feet, a chord length of 52.59 feet, and a chord bearing of South 06 degrees 01 min 30 sec East, thence North 45 degrees 12 min 45 sec East, along said South boundary line of Lot 205, 22.75 feet to the Southwesterly right-of-way line of Meadowlark Lane as recorded in aforesaid Patty Ann Acres; thence northwesterly along said right-of-way line to the POINT OF BEGINNING, said right-of-way line being a curve concave to the Northeast, and having for its elements an arc length 58.37 feet, a radius of 75.00 feet, a chord length of 56.91 feet, and a chord bearing of North 22 degrees 29 min 53 sec West. Said line situate, lying and being in Pinellas County, Florida

MARGARIS, VASSILIOS A. and MARIA V. K.

Lot 206, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL; Being more particularly described as follows: BEGINNING at the Northeast corner of said Lot 206; thence North 89°22'39" West, on a Westerly extension of the South right-of-way line of Blue Heron Way as recorded in the aforesaid PATTY ANN ACRES, 16.52 feet, to a point of curvature; thence along a curve concave to the Northeast to the Westerly boundary line of Lot 206 of aforesaid PATTY ANN ACRES, said curve have for its elements an arc length of 36.65 feet, a radius of 42.00 feet, a chord length of 52.45 feet and a chord bearing of North 83°25'27 West; thence North 45°12'45 East, along said West boundary line of Lot 206, 22.75 feet, to the Southwesterly right-of-way line of Blue Heron Way as recorded in the aforesaid PATTY ANN ACRES, thence Southwesterly along said right-of-way line to the POINT OF BEGINNING, and said right-of-way line being a curve concave to the Northeast, and having an Arc Length of 58.37 feet, a radius of 75.00 feet, a chord length of 56.91 feet, and a Chord Bearing of South 67°04'57"

EASON, BRUCE K.

Lot 207, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

HAMROCK, MEGAN

Lot 208, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

DELFS, MICHELE

Lot 209, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

THE FLORIDA, LP

Lot 210, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89, Public Records of Pinellas County, FL

HOFFERT, TROY A. and STINSON, SHERRI M.

Lot 211, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ESTATE OF RONNIE GOODSTEIN

Lot 212, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

PELLICCIO, ANTHONY JOHN and MAHONEY, MICHELLE L.

Lot 213, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

VALENTINO, MARY D.

Lot 214, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

RAMOS, RONALD A.

Lot 215, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

HALL, KENNETH and JOYCE

Lot 216, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

SAWYER, BRIAN M. and DEBORAH

Lot 217, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

RADLOFF, HAROLD and JANET

Lot 218, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

OLIVER, BECKY

Lot 219, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

MURPHY, DEBRA J.

Lot 220, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

NICHOLS, THOMAS S. and JUDITH C.

Lot 221, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BORGIASZ, BETTY and WILLIAM M.

Lot 222, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

ZALOSKI, ARVESTA

Lot 223, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

BRICKER, PATRICIA J.

Lot 224, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

**ANTONELLI, RUTH W., as Trustee of the RUTH W. ANTONELLI AND JAMES C.
ANTONELLI DECLARATION OF TRUST**

Lot 225, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

FOWLER, WILLIAM W. and MEDINA A.

Lot 226, Patty Ann Acres, as shown on the Plat thereof recorded in Plat Book 71, Pages 87-89,
Public Records of Pinellas County, FL

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

FINAL ORDER NO. DEO-14-171

December 15, 2014

Tiffany A. Grant, Esq.
Law Offices of Cianfrone & De Furio
1964 Bayshore Blvd, Ste. A
Dunedin, FL 34698

Re: Patty Ann Acres Homeowners Association, Inc.

Dear Ms. Grant:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for the **Patty Ann Acres Homeowners Association, Inc.** and has determined that the documents comply with the requirements of chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the homeowners documents and covenants is approved.

Section 720.407(1), Florida Statutes, requires that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation for the **Patty Ann Acres Homeowners Association, Inc.** with the Division of Corporations of the Department of State if the articles have not been previously filed with the Division. Also, section 720.407(2), Florida Statutes, requires that the president and secretary of the Association execute the revived declaration and other governing documents in the name of the Association. The approved declaration of covenants, the articles of incorporation, this letter approval, and the legal description of each affected parcel must be recorded with the clerk of the circuit court in the county in which the affected parcels are located no later than 30 days after receiving approval from the Division of Corporations.

Section 720.407(4), Florida Statutes, requires that a complete copy of all of the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.

Exhibit "C"

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax
www.floridaajobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO

Tiffany A. Grant, Esq.
December 15, 2014
Page 2 of 3

FINAL ORDER NO. DEO-14-171

If you have any questions concerning this matter, please contact Rozell McKay, Government Analyst I, at (850) 717-8480.

Sincerely,



Ana Richmond, Chief
Bureau of Community Planning

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS NOTICE. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230

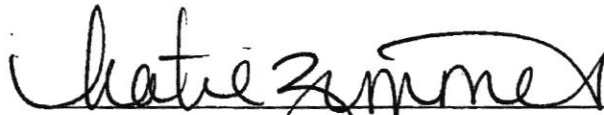
YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 DAYS OF RECEIPT OF THIS FINAL ORDER.

Tiffany A. Grant, Esq.
December 15, 2014
Page 3 of 3

FINAL ORDER NO. DEO-14-171

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 10th day of December, 2014.



Agency Clerk
Department of Economic Opportunity
107 East Madison Street, MSC 110
Tallahassee, FL 32399-4128

By Certified U. S. Mail:

Tiffany A. Grant, Esq.
Law Offices of Cianfrone & De Furio
1964 Bayshore Blvd, Ste. A
Dunedin, FL 34698

By interoffice delivery:

Aaron C. Dunlap, Assistant General Counsel
Rozell McKay, Government Analyst I, Division of Community Planning

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

**CERTIFICATE OF AMENDMENT
TO
BY-LAWS
OF
PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on September 5, 2018, by the affirmative vote of not less than a majority vote of the eligible voting members present, the By-Laws of Patty Ann Acres Homeowners Association, Inc., as attached as an exhibit to the Notice of Revitalization of Restrictions for Patty Ann Acres, originally recorded in O.R. Book 18642, Page 860 et seq. of the Public Records of Pinellas County, Florida be, and the same is hereby amended as follows:

The By-Laws of Patty Ann Acres Homeowners Association, Inc. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to By-Laws of Patty Ann Acres Homeowners Association, Inc."

IN WITNESS WHEREOF, PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 11 day of Dec., 2018.

PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

By: Shellie Sager
Shellie Sager, President
Printed Name

ATTEST:

Iris Bickett
IRIS BICKETT, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13 day of Dec., 2018, by SHELLIE SAGER, as President, and IRIS BICKETT, as Secretary, of PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me or have produced N/A as identification.

Janice Urena
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



**SCHEDULE OF AMENDMENTS
TO
BY-LAWS
OF
PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.**

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

1. Article VII, Board of Directors, Section A, of the By-Laws, shall be amended to read as follows:
 - A. The business of this Association shall be managed by a Board of Directors consisting of ~~ten~~ not less than three (3) nor more than seven (7) members of the Association, all of whom shall be residents of the State of Florida and citizens of the United States.

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT & GREENBERG, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FL 34698

**CERTIFICATE OF AMENDMENT
TO
RESTATED RESTRICTIONS FOR PATTY ANN ACRES**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on _____, 2020, by an instrument in writing and signed by a majority of the owners of lots, the Restated Restrictions for Patty Ann Acres, as originally recorded in O.R. Book 18642, Page 860 et seq. of the Public Records of Pinellas County, Florida be, and the same is hereby amended as follows:

The Restated Restrictions for Patty Ann Acres, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Restated Restrictions for Patty Ann Acres."

IN WITNESS WHEREOF, PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 28 day of February, 2020.

(CORPORATE SEAL)

PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.

IRIS BICKETT, Secretary
Printed Name

By: SHELLIE SAGER, President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 28 day of Feb., 2020, by IRIS BICKETT and SHELLIE SAGER, President and Secretary, respectively, of PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit. They are personally known to me or have provided _____ as identification, and did not take an oath.

Janice Urena
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



**SCHEDULE OF AMENDMENTS
TO
RESTATED RESTRICTIONS FOR
PATTY ANN ACRES**

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

1. Article A, Buildings of the Restated Restrictions shall be amended to read as follows:

A. BUILDINGS / UTILITY SHEDS

1. All of the above lots shall be known and described as residential property and no structure shall be erected on any parcel of the same other than one single family dwelling and one attached private two-car garage of the same architecture and general design as the residence, both to be constructed of new materials. The roofs of all structures, including all replacements thereof, shall when installed, meet all applicable building codes laws, rules and ordinances, and shall be constructed of any of the following materials: (1) clay or concrete tile; (2) dimensional asphalt shingle; or (3) 24 Gage galvanized aluminum metal. Tar and gravel or marble chip, or similar materials, may be used on any flat portions of a structure's roof.

2. No outbuilding or recreational structure of any nature may be erected on the property and no garage or other structure shall be erected on the property prior to the erection of the residence. Lean-tos or carports are expressly prohibited.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be stored, erected, placed on the site or used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted. No dwelling shall be occupied prior to completion of construction including final painting.

(a) A utility shed may be permitted behind the fencing and within an enclosed yard on the property, and provided that such utility shed has first been approved, in writing, by the Board of Directors.

2. Article D, Fences, Walls, Swimming Pools, Clothes Poles, Lines, Paragraph 1 of the Restated Restrictions shall be amended to add a new sub-paragraph (a), to read as follows:

1. No fence or wall shall be permitted on any lot in front of the front building setback line which is over 42" in height and has a total occlusion of over one foot. Rear fences may be constructed behind the front building setback line which have a total occlusion not in excess of 50% of the area to heights not in

excess of six feet (6'). Solid walls or walls with over a 50% occlusion may not exceed four (4) feet in height. Rear fences constructed on lot lines facing State Road 584 and County Road 70 may provide for total occlusion but said fences shall not be in excess of 48" in height and shall be of uniform character so as to provide continuity with all adjacent fences. Rear and front set back lines are to be 20 feet on Lots 2, 3, 4, 6, 7, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 118, 119, 120 and 226, PATTY ANN ACRES, according to the map or plat thereof as recorded in Plat Book 71, Pages 87, 88 and 89 of the Public Records of Pinellas County, Florida.

(a) Fences shall be erect and maintained, i.e., pressure washed, as needed and free of decay and/or missing slats or posts.

3. Article H, Maintenance of Property and Lake Areas, Paragraph 1 of the Restated Restrictions shall be amended to read as follows:

1. Each owner shall be responsible for care and maintenance of all lands and water areas bound by his property lines or the extensions thereof to the centers of the abutting street rights-of-way. Grass areas shall not exceed 12" in height. Sidewalks shall be clear of grass/weed growth and any dirt, mold or discoloration on/over sidewalk.

3. Article I, Street Trees, of the Restated Restrictions shall be deleted in its entirety as follows:

I. STREET TREES

~~1. Prior to completion of any residence and receipt of a Certificate of Occupancy from Pinellas County therefore, two (2) street trees shall be planted on each street frontage of every lot as follows: Each corner lot owner shall plant and maintain four (4) street side trees. All other lot owners shall plant a minimum of two street side trees. Street side trees shall generally be planted at the one-third point between the sidewalk and the house.~~

~~2. Each lot shall have planted thereon one Palm Trees between sidewalk and curb and one Quercus Virginia in a pattern and location specified and marked on the Site Plan submitted for approval by the developer or his representative.~~

~~3. All trees shall be disease free, properly balled in burlap and prepared for handling and transplanting, installed, fertilized and watered and shaped in accordance with good Arboreal practice. All trees shall be at least 3" in diameter and not less than 12' overall height at the time of planting.~~

4. Article K, General, Paragraph 3, Commercial Vehicles, of the Restated Restrictions shall be amended to read as follows:

3. No commercial vehicle may be parked in the driveway, or vacant lots after normal working hours. No commercial vehicles displaying logos and/or graphics shall be parked in the driveway after 7:00 p.m. unless said logos and/or

graphics are covered by magnets or a retail vehicle cover and only with the written approval of the Board. No commercial vehicles larger than a cargo/utility van or pickup truck shall be permitted to park within Patty Ann Acres after 7:00 p.m. An exception is made for new residents, wherein a moving van shall be permitted to remain in the driveway for a period not to exceed 48 hours. Included within the definition of "commercial vehicle" is any pickup truck with a carrying capacity in excess of three-fourths (3/4) ton; trucks of any size, including but not limited to pickup trucks, which evidence visible uses or modifications for commercial purposes, including but not limited to trucks where items are carried or stored or trucks where commercial equipment, inventory, or apparatus is visible from the exterior of the vehicle; vans designed for commercial purposes, which determination is based upon factors including the size of the van, the absence of passenger windows on the sides of the vehicle, and the absence of rear passenger seating with space for carrying cargo present in the place of such seating; and any vehicle which has exterior commercial lettering, signage or other advertising or commercial displays affixed thereto or which has modifications related to a commercial purpose, excluding police cars and government vehicles. No vehicles which have been substantially modified, in the opinion of the Association, from the condition which existed when sold by the manufacturer in a manner so as to include modifications which have increased the height or length of such vehicles, added off-road or enlarged tires, or added roll bars or other apparatus unrelated to conventional passenger use of the vehicle, and which the Association determines are unsightly and a detriment to the appearance of the Property shall also be prohibited.

5. Article K, General, of the Restated Restrictions shall be amended to add a new paragraph 6, to read as follows:

6. There shall be no parking on any grass or landscaped area, sidewalks, or any portion of a Lot other than the street, driveways and garages constructed for such purpose.

PREPARED BY AND RETURN TO:
GREENBERG NIKOLOFF, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FL 34698

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2022304208 10/18/2022 09:45 AM
OFF REC BK: 22233 PG: 2276-2280
DocType:RST RECORDING: \$44.00

**CERTIFICATE OF AMENDMENT
TO
RESTATED RESTRICTIONS FOR PATTY ANN ACRES**

NOTICE IS HEREBY GIVEN that by an instrument in writing and signed by a majority of the owners of lots, the Restated Restrictions for Patty Ann Acres, as originally recorded in O.R. Book 18642, Page 860 et seq. of the Public Records of Pinellas County, Florida be, and the same is hereby amended as follows:

The Restated Restrictions for Patty Ann Acres, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Restated Restrictions for Patty Ann Acres."

IN WITNESS WHEREOF, PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 13 day of October, 2022.

(CORPORATE SEAL)

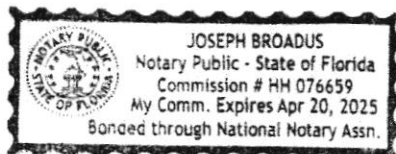
PATTY ANN ACRES HOMEOWNERS ASSOCIATION, INC.

Ari J. Bickett
TRIST. BICKETT, Secretary
Printed Name

By: [Signature]
Susan McGuire, President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of OCT, 2022, by Susan McGuire, as President and Trist Bickett, as Secretary, of Patty Ann Acres Homeowners Association, Inc., and are personally known to me or have produced FL DL as identification.



[Signature]
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 04/20/2025

**SCHEDULE OF AMENDMENTS
TO
RESTATED RESTRICTIONS FOR
PATTY ANN ACRES**

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

1. Article K, General, Paragraph 3, Commercial Vehicles, of the Restated Restrictions shall be amended to read as follows: **(substantial rewording; see existing Article K, Paragraph 3 of the Restated Restrictions for current wording.):**

3. Commercial Vehicles are defined as any motor vehicle or trailer used for commercial/business purposes. This shall include semi-trucks and/or semi-trailer trucks; commercial/construction trucks and/or trailers of any size; pickup trucks with a carrying capacity in excess of three-fourths (3/4) of a ton which evidence visible uses or modifications for commercial purposes, including but not limited to trucks where items are carried or stored, or where commercial equipment, inventory, or apparatus is visible from the exterior of the vehicle; vans designed for commercial purposes, which determination is based upon factors including the size of the van, the absence of passenger windows on the sides of the vehicle, and the absence of rear passenger seating with space for carrying cargo present in the place of such seating; and any vehicle which has exterior commercial lettering, signage or other advertising or commercial displays affixed thereto or which has modifications related to a commercial purpose, excluding police cars and government vehicles.

a. Within the confines of Patty Ann Acres subdivision, including the roadways, the parking and/or storage of any commercial semi-trucks and/or semi-trailer trucks, commercial/construction vehicles larger than a ¾ ton pickup truck or cargo van, or commercial moving trucks/trailers/pods is **strictly prohibited at all times unless pre-approved by the Association in writing** for the purposes of pick-ups and deliveries or while services are being performed on a homeowner's property. Said approval will define the short-term, temporary basis approved time period.

b. Within the confines of Patty Ann Acres subdivision, including the roadways, the parking and/or storage of a vendor's commercial vehicles/trailers equal in size to or smaller than a ¾ ton pickup truck or cargo van for the purposes of pick-ups and deliveries or while services are being performed on a homeowner's property is permitted without pre-approval by the association on a temporary basis not to exceed seven consecutive (7) days for any particular job. Additional time required must be pre-approved by the association in writing.

c. Within the confines of Patty Ann Acres subdivision, including the roadways, the parking and/or storage of a property owner's personal commercial vehicles/trailers is prohibited with the following exceptions: (1) commercial vehicles/trailers of permissible size, i.e., equal in size or smaller than a ¾ ton pickup truck or cargo van, can be

stored in a homeowner's garage or behind the homeowner's property fence; and (2) vehicles of permissible size displaying logos and/or advertising may be parked in an owner's driveway if said logos and/or advertising are covered with magnets or a retail vehicle cover approved by the association.

d. Within the confines of Patty Ann Acres subdivision, including the roadways, the parking and/or storage of any vehicle which has been substantially modified from the condition which existed when sold by the manufacturer in a manner so as to include modifications which have increased the height or length of such vehicles, added off-road or enlarged tires, or added roll bars or other apparatus unrelated to conventional passenger use of the vehicle, and which the Association determines are unsightly and a detriment to the appearance of the Property shall also be prohibited with the following exception: modified vehicle can be stored behind the homeowner's property fence.

2. Article K, General, Paragraph 5, of the Restated Restrictions shall be amended to read as follows: **(substantial rewording; see existing Article K, Paragraph 5 of the Restated Restrictions for current wording):**

5. Recreational vehicles are defined as any boat, jet ski, motor home/RV, travel trailer/camping trailer, truck camper, and any trailer used to transport said recreational vehicles. Recreational vehicles exceeding 32' and School Buses aka "Skoolies" are strictly prohibited at all times.

a. Within the confines of Patty Ann Acres subdivision, including the roadways, the parking and/or storage of any defined recreational is prohibited with the following exceptions: (1) said recreational vehicles, excluding those exceeding 32' and/or School Buses, can be stored in a homeowner's garage or behind the homeowner's property fence; and (2) for the purpose of cleaning, maintenance, loading and unloading, said vehicles/trailers, excluding those exceeding 32' and/or School Buses, may be parked in an owner's driveway for a time not to exceed seventy-two (72) hours once a quarter within a calendar year.

3. Article K, General, of the Restated Restrictions shall be amended to add a new Paragraph 7, Leasing, to read as follows:

7. For purposes of this restriction "Association" shall mean Patty Ann Acres Homeowners Association, Inc. Entire Lots may be rented provided the occupancy is only by the lessee and his/her family or guests. Lessee is not permitted to sublease the Lot or rent any rooms therein during his/her lease term. No Lot shall be leased or advertised as an AirBNB, VRBO or the like as a short-term rental. Leases shall not be for period of less than ninety (90) days. No Lot may be leased during the initial twelve (12) months of ownership. The Lots shall be used solely as single-family home residences. For the purpose of this Section, "single-family residential use" shall mean occupancy by a single housekeeping unit composed of one (1) person; two (2) people no matter how related; or three (3) or more persons, all of whom are related to each other by blood, marriage,

legal adoption, or acting as guardian, legal custodian, or legal designee, of a parent of a minor child residing within the unit, it being the intention of this provision to prohibit occupancy of a unit by three (3) or more unrelated adults while clarifying the nothing herein shall be applied or construed to permit discrimination based upon familial status, handicap, or other protected classifications under Fair Housing laws.

The Owner shall, no less than thirty (30) days in advance of the proposed start date of the lease or occupancy, notify the Board of Directors, in writing, of an intent to lease or an intent to renew an existing lease and shall provide all such information as the Board may reasonably require. This section shall also apply to all occupants, including, but not limited to, prospective owner(s), lessee(s), any person residing in a unit, with or without the presence of the Unit Owner, and any family members of a prospective owner(s) or lessee(s), with the intent being to provide the Board with authority to regulate Occupancy within the Association, regardless of whether a formal lease is executed.

The owner shall be deemed to have appointed the Association as his or her agent for the purpose of enforcing the restrictions contained in the Declaration, Articles of Incorporation, Bylaws, and the rules and regulations against a tenant and/or occupant and the tenant's/occupant's family members, guests, and invitees. The Association shall have the authority to evict the tenant/occupant for violation of any of the restrictions, rules, or regulations which shall constitute a breach of any rental agreement, as an agent of the owner, pursuant to Chapter 83 of the Florida Statutes. The Owner shall cooperate fully with the Association in any eviction proceeding. The Association shall not be deemed a landlord for any other purpose other than the right to evict under Chapter 83 of the Florida Statutes. Any attorney fees and costs incurred in pursuing an eviction shall be assessed against the Owner and may be collected in the same manner as an assessment.

4. Article L, Administration and Enforcement, Paragraph 3 of the Restated Restrictions shall be amended to read as follows:

3. ~~If any person, firm or corporation, of their heirs, successors or assigns, shall violate or attempt to violate any of these restrictions before their expiration, it shall be lawful for any other person or persons owning any part or parcel of any above described land to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages or other dues including reasonable attorney fees for the enforcement for such violation. For purposes of this restriction "Association" shall mean Patty Ann Acres Homeowners Association, Inc. The Association and any Owner, shall each have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants and charges now or hereafter imposed by the provisions of these Restrictions. Failure of the Association or any Owner to enforce any covenant or restriction herein or therein contained shall in no event be deemed a waiver of the right to do so thereafter. If a person or party is found in the proceedings to be in violation of or attempting to violate the provisions of these Restrictions or such deed restrictions, he shall bear all expenses of the litigation, including court costs and reasonable attorney's fees, including those on appeal, incurred by the party enforcing them. The Association shall not be obligated to enforce these Restrictions or such deed restrictions and shall not in any way or manner be held liable or responsible for any violation of these Restrictions or such deed restrictions by any person other than itself. In addition, the Association shall be entitled to recover any non-~~

litigation or pre-litigation fees incurred as a result of hiring legal counsel to enforce these Restrictions, the Articles of Incorporation, By-Laws and any rules and regulations of the Association, when the matter is resolved without court action. The Association may, through an act of the Board of Directors, determine that such legal fees and costs shall be charged against the Owner and shall be due on such date as may be established by the Board of Directors.



KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court St.
Clearwater, FL 33756
Tel. (727) 464-7000
<http://www.pinellasclerk.org>

5620386

Receipt #: 5295933
Cashier Date: 10/18/2022 9:45:17AM
Print Date: 10/18/2022 9:45:23AM

CUSTOMER INFORMATION

3010001290
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & S
1964 BAYSHORE BOULEVARD
SUITE #A
DUNEDIN, FL 34698

Escrow Balance: \$38.04

TRANSACTION INFORMATION

Date Received:	10/17/2022 12:00:00AM
Location:	CW
Return Code:	Mail
Trans Type:	Recording
Reference:	
Cashier:	clk105521

PAYMENT SUMMARY

Total Fees:	\$44.00
Total Payments:	\$44.00
Balance Due:	\$0.00
Cash Tended:	
Change:	\$0.00

Payment

CHECK

#39615

\$44.00

Miscellaneous Item

ENVELOPE

Official Record

RESTRICTIONS

BK/PG: 22233/2276 DOC #: 2022304208 Pages: 5 Date: Grantor: PATTY ANN ACRES HOMEOWNERS ASSOCIATION INC Grantee: PATTY ANN ACRES

Indexing @ 1st 4 Names Free, Add'l=\$1 ea. - [2]	\$0.00
Recording @ 1st=\$10, Add'l=\$8.50 ea. - [5]	\$44.00