

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.