

Prepared By and Return To:  
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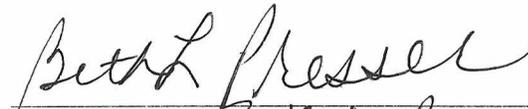
**CERTIFICATE OF AMENDMENTS TO THE AMENDED AND RESTATED  
COMMUNITY DECLARATION FOR TOWNHOMES OF WEST LAKE**

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendments to the Amended and Restated Community Declaration for Townhomes of West Lake, originally recorded at Official Records Instrument No. 2015028215, and subsequently amended, restated and recorded at Official Records Instrument Nos. 2021532818 and 2023271074 of the Public Records of Hillsborough County, Florida, was duly adopted in the manner provided in the Governing Documents at a Members Meeting on May 6, 2025.

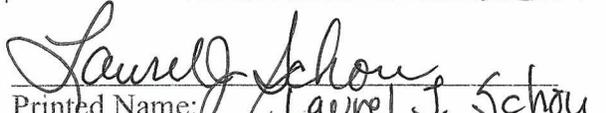
IN WITNESS WHEREOF, we have affixed our hands this 13 day of May, 2025, in Hillsborough County, Florida.

WITNESSES:

TOWNHOMES OF WEST LAKE  
COMMUNITY ASSOCIATION, INC.

  
Printed Name: Beth L. Pressor

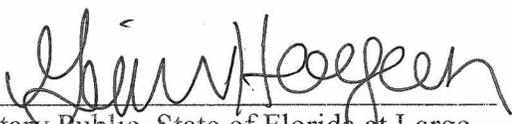
By:   
WILLENE WOODS, PRESIDENT

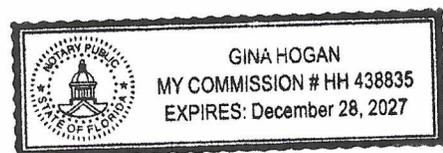
  
Printed Name: Laurel J. Schou

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13 day of May, 2025, by Willene Woods as President on behalf of Townhomes of West Lake Community Association, Inc., a Florida not-for-profit corporation. She is personally known to me or has produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 13 day of May, 2025.

  
Notary Public, State of Florida at Large



**ADOPTED AMENDMENTS TO THE AMENDED AND RESTATED  
COMMUNITY DECLARATION FOR TOWNHOMES OF WEST LAKE**

**1. Adopted amendment to Section 11.4.3 of the Amended and Restated Community Declaration for Townhomes of West Lake (the “Declaration”), to read as follows:**

11. Use Restrictions. The following Use Restrictions shall apply to all Lots within TOWNHOMES OF WEST LAKE. Each Owner must comply with the following:

...  
11.4 Vehicles

...  
11.4.3 Prohibited Vehicles. No commercial vehicle, limousine, recreational vehicle, all-terrain vehicle, boat (or other watercraft), trailer, including without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within TOWNHOMES OF WEST LAKE except in the garage of a Home. . . . No all-terrain vehicles (ATVs), golf carts, ~~seooters~~ or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Additionally, no ATV, golf cart, or mini motorcycle may be parked or stored within TOWNHOMES OF WEST LAKE, including any Lot, except in the garage of a Home. Electric bicycles (“e-bikes”) and/or otherwise motorized bicycles and electric and/or otherwise motorized scooters are permitted to be used within TOWNHOMES OF WEST LAKE, but are prohibited from being operated on sidewalks at all times. E-bikes and/or otherwise motorized bicycles, and electric and/or otherwise motorized scooters, shall not exceed 15 miles per hour inside the gates of TOWNHOMES OF WEST LAKE, shall not exceed 25 miles per hour outside the gates on Fox Sparrow Road, are required to operate on the correct side of the roadways at all times, and operators are required to obey all traffic laws applicable to all motorized vehicles at all times. E-bikes and/or otherwise motorized bicycles, and electric and/or otherwise motorized scooters, shall only be permitted for use between sunrise and sunset, unless equipped with sufficient lighting to be clearly visible to traffic between sunset and sunrise.

**2. Adopted amendment to Section 11.4.4 of the Declaration, to read as follows:**

11. Use Restrictions. The following Use Restrictions shall apply to all Lots within TOWNHOMES OF WEST LAKE. Each Owner must comply with the following:

...  
11.4 Vehicles

...  
11.4.4 Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such

a vehicle was cited for such violation within the preceding fourteen (14) day period. Notwithstanding the foregoing, any vehicle parked on the street, sidewalks, and/or grass may be subject to towing without notice. It is incumbent on residents to inform their guests of this provision. . . .

**3. Adopted amendment to Section 11.22 of the Declaration, to read as follows:**

11. Use Restrictions. The following Use Restrictions shall apply to all Lots within TOWNHOMES OF WEST LAKE. Each Owner must comply with the following:

...

11.22 Leases. Homes may be leased by an owner after twelve (12) consecutive months ownership of that home by the same owner. Homes that are transferred from individual ownership to ownership by a trust or other non-natural person entity (including but not limited to corporations or LLCs) for estate planning or asset protection purposes, where all beneficial owner(s) remain the same post-transfer (in the reasonable judgment of the Board of Directors) shall be considered to be owned “by the same owner” for purposes of this paragraph. During this initial twelve (12) consecutive month period, no one shall permanently occupy the Home, whether or not for monetary consideration, in the absence of the Owner. After the expiration of the twelve (12) months, homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. . . .

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY “...”**