

August 10, 2023

FIRST CLASS MAIL

COPY VIA EMAIL TO: [JDAmours@greenacre.com](mailto:JDAmours@greenacre.com); [president@townhomesofwestlake.com](mailto:president@townhomesofwestlake.com)

Townhomes of West Lake Community Association, Inc.  
Board of Directors  
Attn: Jeff D'Amours, Manager  
4131 Gunn Highway  
Tampa FL 33618

RE: Certificate of Amendment to Amended and Restated Community Declaration

Dear Board of Directors:

Enclosed please find the Certificate referenced above, which was recorded in the Public Records of Hillsborough County on August 3, 2023, at Official Records Instrument No. 2023342483. Please keep this recorded document with the Association's Official Records. Please also distribute a copy of the document to each unit owner.

Please let me know if you have any questions about the enclosure, or if I can be of further assistance.

Very truly yours,



Anne M. Hathorn, Esq.  
For the Firm

AMH/cbt

Enclosure

INSTRUMENT #: 2023342483  
08/03/2023 at 03:22:51 PM  
Deputy Clerk: WMARTIN  
Cindy Stuart, Clerk of the Circuit  
Court Hillsborough County

Prepared By and Return To:  
Anne M. Hathorn, Esq.  
Anne Hathorn Legal Services, LLC  
150 2<sup>nd</sup> Ave. N., Suite 1270  
St. Petersburg, FL 33701

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
COMMUNITY DECLARATION FOR TOWNHOMES OF WEST LAKE**

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendment 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 June 29, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 12 day of July, 2023, in Hillsborough County, Florida.

WITNESSES:

TOWNHOMES OF WEST LAKE  
COMMUNITY ASSOCIATION, INC.

Willene Woods  
Printed Name: Willene Woods

By: Randy Orne  
Randy Orne, President

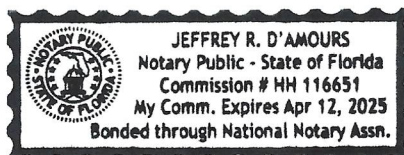
Jess D'Amours  
Printed Name: Jess D'Amours

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12 day of July, 2023, by Randy Orne, as President on behalf of Townhomes of West Lake Community Association, Inc., a Florida not-for-profit corporation. He 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 12 day of July, 2023.

Notary Public, State of Florida at Large



Jess D'Amours  
Printed Name: Jess D'Amours  
My Commission Expires: 4-12-25

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

**Adopted amendment to Section 16.4.2 of the Amended and Restated Community Declaration for Townhomes of West Lake, to read as follows:**

16. Assessments...

16.4 Allocation of Operating Expenses...

16.4.2 In the event the Operating Expenses as estimated in the budget for a particular fiscal year are, after the actual Operating Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Installment Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners as a Special Assessment. The Association shall have the unequivocal right to specially assess Owners retroactively on January 1st of any year for any shortfall in Installment Assessments, which Special Assessment shall relate back to the date that the Installment Assessments could have been made. ~~After the Turnover Date, No~~ vote of the Owners shall be required for such Special Assessment (or for any other Assessment) ~~except to the extent specifically provided herein. Prior to the Turnover, a~~ for any project for which the purpose is to enhance aesthetics or for capital improvements, in which case such a Special Assessment may be levied by the Association with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Owners' Voting Interests present (in person or by proxy) at a duly noticed meeting of the members. A quorum for any meeting of the members for approving such a Special Assessment shall be established by the presence, in person or by proxy, of the members entitled to cast thirty percent (30%) of the total Voting Interests.

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING;  
DELETED LANGUAGE INDICATED BY STRIKETHROUGHS; UNAFFECTED  
TEXT INDICATED BY "..."**