

Homeowners Association of Hunters Lake

April 17, 2023

Dear Homeowner,

At the December 2, 2022 HOA meeting an amendment to the Declarations of Covenants was proposed to all Homeowners present and by proxy via an official mailer. A vote was collected from all present Homeowners and through certified mail. At the January 3, 2023 HOA meeting HOA President Mark Doyon shared the result of the vote was the favorable passing of the proposed amendment.

This letter is to inform you the amendment has legally been recorded into the Declaration of Covenants. This was recorded on March 31, 2023, at O.R. Book 10791, at Pages 1012-1013.

Please see the attached copy of the notarized Certificate of Amendment.

You can access the full Declaration of Covenants and Conditions on our website at www.hunterslakehoa.org and click on "Deed Restrictions".

If you have questions and/or concerns, please contact:

HOA Board President

Mark Doyon
727-337-0988

HOA Board Treasurer

Ray Goldbach
347-613-4695

Thank you for your role in maintaining and enhancing our Hunters Lake neighborhood.

Regards,

Mark Doyon

President, Hunters Lake HOA

Prepared by and Return To:
Greenberg Nikoloff, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS
OF
HUNTER'S LAKE**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 3, 2023, by the affirmative vote of fifty-one percent (51%) of the entire membership of the Association, in person or by proxy, at a duly noticed meeting of the Membership, the Declaration of Covenants, Conditions, Restrictions and Reservations of Hunter's Lake, as originally recorded in O.R. Book 1983, Page 1670, et seq., in the Public Records of Pasco County, Florida, be, and the same is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Conditions, Restrictions and Reservations of Hunter's Lake."

IN WITNESS WHEREOF, HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 18 day of FEBRUARY, 2023.

HOMEOWNERS ASSOCIATION OF
HUNTER'S LAKE, INC.

(Corporate Seal)

By: [Signature]
MARK DOYON, as President
Printed Name

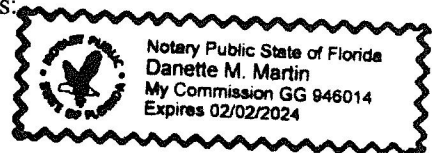
ATTEST:

[Signature]
MCKENZIE CORRELL, as Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of February, 2023, by Mark Doyon, as President and Mckenzie Correll, as Secretary, of HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE, INC., and are personally known to me or have produced _____ as identification.

[Signature]
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS
OF
HUNTER'S LAKE**

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

1. ARTICLE VII, GENERAL PROVISIONS, Section 5, Amendment, shall be amended to read as follows:

Section 5. Amendment. The Declaration may be amended by the affirmative vote of not less than fifty-one percent (51%) of the members present, in person or by proxy, and voting ~~entire membership of the Association, in person or by proxy,~~ at a duly noticed meeting. Any amendment must be recorded in the Public Records of Pasco County, Florida.