

This instrument was prepared by,  
or under the supervision of  
(and after recording return to):

Frazier & Brown, Attorneys at Law  
202 S Rome Ave.  
Suite 125  
Tampa, FL 33606

**CERTIFICATE OF AMENDMENT**  
**TO THE MASTER DECLARATION OF CONDITIONS,**  
**COVENANTS AND RESTRICTIONS FOR PIPERS**  
**MEADOW AND PIPERS MEADOW SOUTH FOR PIPERS**  
**MEADOW HOMEOWNERS' ASSOCIATION, INC. AND**  
**NOTICE TO PRESERVE**

*Instructions to recorder: Please index the legal name of the association.*

THIS AMENDMENT is made this 4<sup>th</sup> day of December 2018 by PIPERS MEADOW HOMEOWNERS' ASSOCIATION, INC., a Florida limited liability corporation (the "Association").

The Association has placed on record the Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South Homeowners' Association, Inc., recorded on December 8, 1988, in the Official Records Book 6892, Page 1207, Public Records of Pinellas County, Florida, (the "Declaration"), as the same has been re-recorded and restated and amended, from time to time.

**RECITALS**

**WHEREAS**, the Association has met the necessary vote requirements to amend the Declaration under Article VIII, Section Four, of the Master Declaration of Conditions, Covenant and Restrictions for Pipers Meadow and Pipers Meadow South; and

**WHEREAS**, at a meeting on the 25<sup>th</sup> day of October, 2018, duly called for the purpose of voting on the proposed amendment to the Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South, the proposed amendment was approved; and

**WHEREAS**, Association desires to amend the Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South, and intends to record this amendment to evidence such amendment on terms set forth herein;

**NOW, THEREFORE**, the Association amends its Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South as follows:

(Deleted language marked with a ~~strickethrough line~~, new language marked with double-underline.)

**I. Article VI, Section 7.3, of the Declaration is hereby amended to read as follows:**

No motorhomes, house or travel trailers, campers, buses, ~~open bed trucks (with or without toppers)~~, cargo vans, boats, trailers for any purpose, or vehicles of any type used for commercial purposes,

or trucks that are not defined below as a Permissible Truck (truck/automobile) shall be kept, stored or parked on any Lot (driveway or lawn), street right of way, or Common area except within enclosed garages or completely concealed from public view by an approved fence or structure. Vans converted primarily to carry passengers shall be considered a station wagon. This restriction is not intended to exclude boats stored at a dock or along the water's edge on any waterfront lots. At no time shall any vehicle be parked behind a fence or on the lawn of a property.

Permissible Trucks may be kept on the Lot, but only stored or parked on a driveway of a Lot or within enclosed garages. Permissible Truck(s) shall mean:

(a) light duty trucks no larger than a 300 series or essentially a '2018 Ford F350 Class "3" Light Duty Truck' (including other truck brands with comparable measurables);

(b) the truck shall not have any more than two rear wheels or in any way be considered a dually truck or a dually styled truck;

(c) the truck shall not possess modifications beyond stock-suspension, and no exhaust modifications are permitted, nor shall any additions of smoke stacks be permitted on trucks;

(d) the truck cannot display any commercial signage or truck of the type used for a commercial purpose;

(e) the truck must be able to legally function on the road, and be kept clean and in good working order;

(f) the truck shall not use the bed for storage, nor can commercial racks be used or installed in the truck; and

(g) the truck shall not be overly loud or in any way be considered a nuisance to the community.

In addition to the aforementioned requirements that establish a Permissible Truck, the Board has authority to establish additional reasonable rules and restrictions on the use of trucks, including but not limited to restrictions on height or noise. If a truck does not comply with the entire definition of a Permissible Truck, and other restrictions established by the Board, it shall not be permitted to be kept, stored or parked on any Lot (driveway or lawn), street right of way, or Common area except within enclosed garages.

II. The Board has unanimously voted to preserve the following covenants, restrictions, resolutions, and easement identified by the recording information of each document for PIPERS MEADOW HOMEOWNERS' ASSOCIATION, INC.: Declaration recorded December 8, 1988, in OR Book 6892, Page 1207; Amendment recorded November 06, 2017, in OR Book 19831, Page 336; Bylaws recorded on December 8, 1988, in OR Book 6892, Page 1251; Amended and Restated Bylaws recorded October 14, 2014, in OR Book 18556, Page 195; Amendment recorded on October 23, 2017, in OR Book 19815, Page 99; Amendment recorded November 6, 2017, in OR Book 19831, Page 361; Resolution recorded February 24, 2006, in OR Book 14953, Page 2493;



Resolution recorded July 13, 2007, in OR Book 15887, Page 1713; and Easement, recorded on January 31, 1989, in OR Book 6927, Page 1140.

III. Except as specifically modified herein, the Declaration shall remain in full force and effect without modification.

IN WITNESS WHEREOF, Pipers Meadow Homeowners' Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 4 day of December 2018, at Pinellas County, Florida.

Pipers Meadow Homeowners'  
Association, Inc.

By: Mary M. Waterbury  
President

Print Name: Mary M. Waterbury

Melissa Germino  
Witness Signature

Print Name: Melissa Germino

James Ramon Leon  
Witness Signature

Print Name: James Ramon Leon

STATE OF FLORIDA

COUNTY OF Pinellas

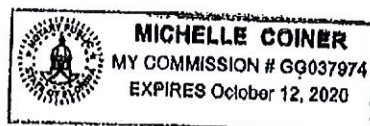
THE FOREGOING INSTRUMENT was acknowledged before me this 4 day of December, 2018, by Mary Waterbury as President of the Association, who ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

M. Coiner  
Notary Public

M. Coiner  
Print Name

My Commission Expires: 10/12/20

(Notary Seal)



This instrument was prepared by,  
or under the supervision of  
(and after recording return to):

Frazier & Brown, Attorneys at Law  
202 S. Rome Ave.  
Suite 125  
Tampa, FL 33606

**NOTICE OF PIPERS MEADOW HOMEOWNERS' ASSOCIATION, INC. UNDER  
S. 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT  
COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE  
MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES**

*Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.*

1. Legal name of association: Pipers Meadow Homeowners' Association, Inc.
2. Mailing and physical addresses of association: c/o Citadel Property Management Group, Inc. 40347 US 19N., Ste 229, Tarpon Springs, FL, 34689; 1899 Pipers Meadow Dr., Palm Harbor, FL 34683
3. Names of the subdivision plats, or, if none, common name of community: Pipers Meadow
4. Name, address, and telephone number for management company, if any: Citadel Property Management Group, Inc., 40347 US Highway 19 N., Ste 229, Tarpon Springs, FL, 34689, 727-938-7730
5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:
  - Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South Homeowners' Association, Inc., recorded on December 8, 1988, in OR Book 6892, Page 1207;
  - Amendment to the Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South for Pipers Meadow Homeowners' Association, Inc., recorded on November 06, 2017, in OR Book 19831, Page 336;
  - Bylaws recorded on December 8, 1988, in OR Book 6892, Page 1251;
  - Amended and Restated Bylaws of Pipers Meadow Homeowners' Association, Inc., recorded October 14, 2014, in OR Book 18556, Page 195;
  - Amendment to the Amended and Restated Bylaws of Pipers Meadow Homeowners' Association Inc., for Pipers Meadow Homeowners' Association, Inc., recorded on October 23, 2017, in OR Book 19815, Page 99;
  - Amendment to the Amended and Restated Bylaws of Pipers Meadow Homeowners' Association, Inc. for Pipers Meadow Homeowners' Association, Inc., recorded November 6, 2017, in OR Book 19831, Page 361;
  - Resolution Regarding Violation Notices recorded February 24, 2006, in the Official Records Book 14953, Page 2493;
  - Resolution Regarding Mailboxes recorded July 13, 2007, in the Official Records Book 15887, Page 1713;
  - Easement, recorded on January 31, 1989, in the Official Records Book 6927, Page 1140: all of the Public Records of Pinellas County, Florida;

7. The legal description of the community affected by the listed covenants or restrictions is: As recorded in the Plats for Pipers Meadow recorded in Plat Book 101, Pages 40-49, of the Public Records of Pinellas County, Florida.

This notice is filed on behalf of Pipers Meadow Homeowners' Association, Inc. as of 4th day of Dec. 2018.

**Pipers Meadow Homeowners'  
Association, Inc.**

By: Mary M. Waterbury  
President

Print Name: Mary M. Waterbury

Witness Signature

Print Name: James Randall Leach

Michelle Germino  
Witness Signature

Print Name: Michelle Germino

STATE OF FLORIDA  
COUNTY OF Pinellas

THE FOREGOING INSTRUMENT was acknowledged before me this 4 day of December, 2018, by Mary M. Waterbury, as President of the Association, who ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

M. Coiner  
Notary Public

M. Coiner  
Print Name

My Commission Expires: 10/12/20

(Notary Seal)

