

This instrument was prepared by:  
(and after recording, return to):  
John S. Inglis, Esquire  
Shumaker, Loop & Kendrick, LLP  
101 E. Kennedy Boulevard, Suite 2800  
Tampa, Florida 33602

INSTRUMENT#: 2013077080, O BK 21701  
PG 1214-1216 02/25/2013 at 03:58:31 PM,  
DEPUTY CLERK: SWILLIAMS Pat Frank, Clerk  
of the Circuit Court Hillsborough County

**AMENDMENT TO DECLARATION OF COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR MAYFAIR NEIGHBORHOOD**

THIS AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR MAYFAIR NEIGHBORHOOD (the "Amendment") is made by MAYFAIR NEIGHBORHOOD ASSOCIATION, INC., a Florida non-profit corporation (the "Association"), under its corporate seal and the signature of its President and Secretary, which hereby certifies as follows:

Recitals

A. That certain Declaration of Covenants, Restrictions and Easements for Mayfair Neighborhood was recorded on February 11, 2001 in Official Records Book 10047 at Page 1253 of the Public Records of Hillsborough County, Florida, as subsequently amended, modified or supplemented (the "Declaration"), regarding the community located in Hillsborough County, Florida known as Mayfair Neighborhood ("Mayfair Neighborhood").

B. Article XIII, Section 13.5 of the Declaration provides that, after the Class B membership has been terminated, the Declaration may be amended upon the vote of (i) 75% of the Board, and (ii) the Owners who are entitled to cast 75% of all voting interests in the Association.

C. The Class B membership in the Association has been terminated. At a duly called meeting of the membership on February 17, 2009, at which a quorum was present, (i) more than 75% of the Board and (ii) more than 75% of all the Owners in Mayfair Neighborhood in person or by proxy, affirmatively voted to amend the Declaration as set forth in Paragraph 4 below.

NOW, THEREFORE, the Association hereby declares that every portion of Mayfair Neighborhood is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct, and are incorporated into and form a part of this Amendment.

2. Conflicts. In the event there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain unchanged and in full force and effect.

3. Capitalized Terms. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration.

4. Amendments. Article XIII, Section 13.5 of the Declaration is deleted in its entirety and the following is substituted in its place:

13.5 Amendments. Except as provided to the contrary herein, this Declaration may be amended at any time, and from time to time, upon the recordation of an instrument executed by the Association upon vote of 51% of the Owners who are entitled to vote on the matter as set forth in the Articles and By-Laws.

Notwithstanding anything contained herein to the contrary, (a) any amendment to this Declaration which would affect the surface water management system, including any mitigation areas, must have the prior written approval of the Southwest Florida Water Management District in order to be effective, (b) if the prior written approval of any other governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to this Declaration, then the prior written consent of such other entity or agency must also be obtained, and (c) any amendment to this Declaration shall require the prior written consent of the Community Association and Declarant for so long as Declarant owns any property in the Tampa Palms North Development in order to be effective.

5. Covenant Running with the Land. This Amendment is a covenant running with all of Mayfair Neighborhood and each present and future owner of any interest therein, and shall be binding upon their successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 21<sup>st</sup> day of February, 2013.

Witnesses:

MAYFAIR NEIGHBORHOOD ASSOCIATION,  
INC., a Florida non-profit corporation

By:

Zachary Atlas, President

By:

Christine Hopegood, Secretary

Phyllis Krieger

KAREN Kleming

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 2013 by Zachary Atlas, the President and by Christine Hopegood, the Secretary of Mayfair Neighborhood Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who are personally known to me or who produced P/K as identification.

Beverly E Weeks  
NOTARY PUBLIC  
Print Name: Beverly E Weeks  
My Commission Expires:



BEVERLY E. WEEKS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE841461  
Expires 10/15/2016