



# THIS IS NOT A CERTIFIED COPY

~~Notwithstanding anything herein to the contrary, so long as the Declarant, or its assigns shall own any Lot no amendment shall diminish, discontinue or in any way adversely affect the rights of the Declarant under this Declaration, nor shall any amendment pursuant to (b) or (c) above be valid unless approved by the Declarant, as evidenced by its written joinder. Any amendment to this Declaration which would affect any SWMS located within the Properties must have the prior approval of SWFWMD; such approval need not be recorded.~~

3. Section 9 of Article IX is hereby deleted in its entirety.

4. The Articles of Incorporation of the Association, which are Exhibit "B" to the Declaration, are hereby amended as shown on Schedule "1" attached hereto and made a part hereof.


5. The Bylaws of the Association, which are Exhibit "C" to the Declaration, are hereby amended as shown on Schedule "2" attached hereto and made a part hereof.


6. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specifically amended hereinabove, is hereby ratified and confirmed in its entirety.

7. This Amendment shall be effective immediately upon its recording in the Public Records of Hillsborough County, Florida.

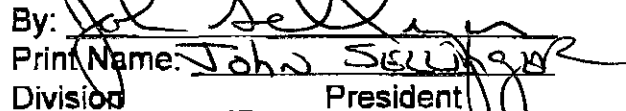
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this First Amendment to Declaration of Covenants, Conditions and Restrictions for Towne Estates at Summerfield to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

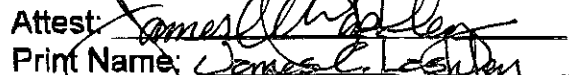
Signed, sealed and delivered  
in the presence of:

  
Print Name: Julius J Zochan

  
Print Name: Melanie Haslam

U. S. HOME CORPORATION,  
a Delaware corporation

By:   
Print Name: John S. Sullivan  
Division \_\_\_\_\_ President

Attest:   
Print Name: James L. ...  
Division ~~Asst. Secy.~~ Secretary  
Assist.

(Corporate Seal)

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STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 1998, by John Sellinger and James C. Lashley, as Division \_\_\_\_\_ President and Division Asst. Secretary, respectively, of U. S. HOME CORPORATION, a Delaware corporation, on behalf of the corporation. They [are personally known to me] ~~have produced~~ \_\_\_\_\_ as identification].

Melanie M. Haslam

Notary Public

Print Name: Melanie M. Haslam

My commission expires:

21038.97063  
02/05/98 4:16 PM  
0149765.01



MELANIE M. HASLAM  
MY COMMISSION # CC349864 EXPIRES  
February 23, 1998  
BONDED THRU TROY FAIR INSURANCE, INC.

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CERTIFIED COPY

**AMENDMENT TO BYLAWS OF  
TOWNE ESTATES AT SUMMERFIELD  
HOMEOWNERS ASSOCIATION, INC.**

THIS AMENDMENT TO BYLAWS is made this 16th day of Feb., 1998, by TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation (the "Association"), whose mailing address is 31 Park Place Boulevard, Suite 600, Clearwater, FL 33759.

WITNESSETH:

WHEREAS, the Association wishes to amend the Bylaws of the Association to conform to certain FHA requirements; and

WHEREAS, as required by Article XIII, Section 1 of the Bylaws, a majority of aggregate Class A votes and Class B votes outstanding have approved the amendment;

NOW, THEREFORE, the Bylaws are hereby amended as follows:

Words in the text which are lined through (----) indicate deletions from the present text; words in the text which are underlined indicate additions to the present text:

1. The recitals set forth above are true and correct and are incorporated herein by reference.
2. Section 3 of Article IV of the Bylaws is hereby amended to read as follows:

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of both classes of membership. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of his predecessor, ~~providing that so long as there is a Class B membership Declarant shall have the right to name successor Directors.~~

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IN WITNESS WHEREOF, the Association has hereunto set its hand and seal the day and year first above written.

WITNESSES:

TOWNE ESTATES AT SUMMERFIELD  
HOMEOWNERS ASSOCIATION, INC.,  
a Florida non-profit corporation

James C. Stephens  
Print Name: James C. Stephens  
Melanie Haslam  
Print Name: Melanie Haslam

By: [Signature]  
Print Name: John Sellinger  
Its: President  
(Corporate Seal)

STATE OF FLORIDA )  
COUNTY OF Pinellas )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 1998, by John Sellinger, as President of TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. [He] [She] [is personally known to me] [~~has produced~~ as identification].

Melanie M. Haslam  
Notary Public  
Print Name: Melanie M. Haslam  
My commission expires:

21038.97063  
02/06/98 10:07 AM  
0149780.01



MELANIE M. HASLAM  
MY COMMISSION # CC349864 EXPIRES  
February 23, 1998  
BONDED THRU TROY FAIR INSURANCE, INC.

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CERTIFIED COPY

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on February 17, 1998, to Articles of Incorporation for TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H98000003173. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N97000006994.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Seventeenth day of February, 1998

Authentication Code: 698A00009008-021798-N97000006994-1/1

OR BOOK 8909 PAGE 0578



CR2EO22 (1-95)

*Sandra B. Northam*

Sandra B. Northam  
Secretary of State

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ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC.

OR BOOK 8909 PAGE 0579

Pursuant to the provisions of Section 617.1006, Florida Statutes, the undersigned Florida non-profit corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: Paragraph C of Article XI is hereby amended to read as follows:

C. No amendment shall make any change in the rights of the Declarant without the written approval of the Declarant. No amendment shall be made that is in conflict with the Declaration.

SECOND: The date of adoption of the amendment was Feb 13, 1998.

THIRD: The amendment was adopted by the members and the number of votes cast for the amendment was sufficient for approval.

IN WITNESS WHEREOF, the Association has executed these Articles of Amendment were executed this 16th day of Feb, 1998.

WITNESSES:

TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation

James Blakely
Print Name: James Blakely
Melanie Haslam
Print Name: melaniehaslam

By: John Sullinger
Print Name: John Sullinger
Its: President
(Corporate Seal)

Julius J. Zschau, Esq.
Florida Bar #195685
Johnson, Blakely, Pope, Bokor, Ruppel & Burns, P.A.
911 Chestnut Street
Clearwater, Florida 33756
(813) 461-1818

THIS IS NOT A

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CERTIFIED COPY

STATE OF FLORIDA )

COUNTY OF Pinellas )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 1998, by John Sellinger, as President of TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. [He] [She] [is personally known to me] [~~has produced~~] as identification].

Melanie M. Haslam

Notary Public

Print Name: Melanie M. Haslam

My commission expires:

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02/05/98 5:31 PM  
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MELANIE M. HASLAM  
MY COMMISSION # CC349864 EXPIRES  
February 23, 1998  
BONDED THRU TROY FAIN INSURANCE, INC.

OR BOOK 8909 PAGE 0580

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FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

February 17, 1998

TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, IN  
311 PARK PLACE BLVD  
CLEARWATER, FL 34619

Re: Document Number N97000006994

The Articles of Amendment to the Articles of Incorporation for TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., a Florida corporation, were filed on February 17, 1998.

The certification requested is enclosed. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H98000003173.

Should you have any question regarding this matter, please telephone (850) 487-6050, the Amendment Filing Section.

Darlene Connell  
Corporate Specialist  
Division of Corporations

Letter Number: 698A00009008