

Return Instrument to:
Friscia & Ross, P.A.
5550 West Executive Drive, #250
Tampa, FL 33609

**CERTIFICATE OF RECORDING AMENDMENTS TO ARTICLE II SECTION 1
AND ARTICLE IV SECTIONS 23 AND 25 OF THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR ST. ANDREWS AT THE EAGLES, INC., UNIT 1 AND UNIT 2**

This Certificate of Recording is submitted to the Clerk of Court of Hillsborough County to record the Amendments to Article II Section 1 and Article IV Sections 23 and 25 of the Declaration of Covenants and Restrictions for St. Andrews at the Eagles, Inc., Unit 1 and Unit 2, the original Declaration of Covenants and Restrictions being recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 7267, beginning at Page 1760. The undersigned further certify that the amendments to the Declaration of Covenants were proposed and approved in accordance the requirements of the governing documents of the association and applicable Florida Law.

The undersigned, being duly authorized by the Board of Directors of St. Andrews at the Eagles, Inc., Unit 1 and Unit 2, do hereby attached as Exhibits A and B the amendments.

IN WITNESS WHEREOF, we have affixed our hands this 6 day of JULY, 2023 in Hillsborough County, Florida.

[Signature]
Signature of Witness

St. Andrews at the Eagles, Inc., Unit 1 and Unit 2

DEBILINDA CORTEZ
Name of Witness

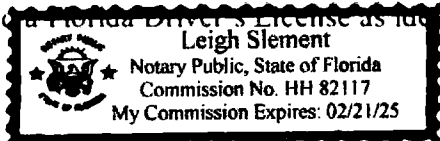
Carolyn Proctor
President

[Signature]
Signature of Witness

BLANDA YARBROUGH
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 6 day of JULY, 2023, by CAROLYN PROCTOR as President of St. Andrews at the Eagles, Inc., Unit 1 and Unit 2, a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.



[Signature]
Notary Public
LEIGH SLEMENT
Printed Name of Notary Public

My Commission Expires:

[Signature]
Signature of Witness

[Signature]
STEVEN HILAMAN, Secretary

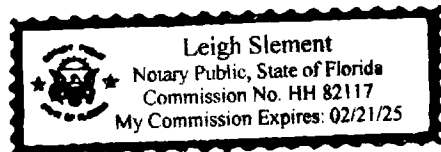
Printed Name of Witness

[Signature]
Signature of Witness

GLENDY YARBROUGH
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 6 day of JULY, 2023, by STEVEN HILAMAN as Secretary of St. Andrews at the Eagles, Inc., Unit 1 and Unit 2, a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.



My Commission Expires:

[Signature]
Notary Public
LEIGH SLEMENT
Printed Name of Notary Public

AMENDMENT TO ARTICLE II OF THE DECLARATION OF COVENANTS AND
RESTRICTIONS FOR ST. ANDREWS AT THE EAGLES, INC., UNIT 1 AND UNIT 2

GENERAL

1. Those portions of the common areas shown as easement areas adjacent to the roadways and the entrance area and subdivision walls which are erected by the Developer shall be kept and maintained by the Association. The actual roadway for ingress to and egress from lots and other easement areas of ST. ANDREWS AT THE EAGLES, INC. shall be privately dedicated roadways of ST. ANDREWS AT THE EAGLES, INC.. The roadway rights of way, as indicated on the plats of the subdivision, are common areas owned by ST. ANDREWS AT THE EAGLES, INC. and shall be maintained by ST. ANDREWS AT THE EAGLES, INC., except for those improvements associated with a Lot and residence, including but not limited to, driveways, mailboxes and mailbox posts, landscaping, lawns, and any other improvements located within the street rights of way, as expressed in Article IV, including but not limited to sections 22, 23 and 25, except for sidewalks. Sidewalks shall be maintained by and kept repaired by the Association, but the sidewalks shall be cleaned and kept clean by the Lot Owners at such times and in the manner prescribed by the Association.



AMENDMENT TO ARTICLE II OF THE DECLARATION OF COVENANTS AND
RESTRICTIONS FOR ST. ANDREWS AT THE EAGLES, INC., UNIT 1 AND UNIT 2

GENERAL

1. Those portions of the common areas shown as easement areas adjacent to the roadways and the entrance area and subdivision walls which are erected by the Developer shall be kept and maintained by the Association. The actual roadway for ingress to and egress from lots and other easement areas of ST. ANDREWS AT THE EAGLES, INC. shall be privately dedicated roadways of ST. ANDREWS AT THE EAGLES, INC.. The roadway rights of way, as indicated on the plats of the subdivision, are common areas owned by ST. ANDREWS AT THE EAGLES, INC. and shall be maintained by ST. ANDREWS AT THE EAGLES, INC., except for those improvements associated with a Lot and residence, including but not limited to, driveways, mailboxes and mailbox posts, landscaping, lawns, and any other improvements located within the street rights of way, as expressed in Article IV, including but not limited to sections 22, 23 and 25, except for sidewalks. Sidewalks shall be maintained by and kept repaired by the Association, but the sidewalks shall be cleaned and kept clean by the Lot Owners at such times and in the manner prescribed by the Association.

AMENDMENTS TO ARTICLE IV SECTIONS 23 AND 25 OF THE DECLARATION OF COVENANTS AND
RESTRICTIONS FOR ST. ANDREWS AT THE EAGLES, INC., UNIT 1 AND UNIT 2

USE OF PROPERTY

23. Lot owners shall maintain the residence and all other improvements, including without limitation, walls, fences, screen enclosures, driveways, mailboxes and mailbox posts, accessory structures located on the lot, and all other improvements associated with the Lot or residence in good appearance and safe condition and the repair of any damage, deterioration or evidence of wear and tear on the exterior of the building shall be made promptly. If the owner fails to maintain the residence and any improvements thereto, the Association may, at the owner's expense, make all necessary repairs. The sidewalk referenced in Article IV Section 25 shall be kept clean by the owner in the manner prescribed by the Association.

25. Each Lot owner shall have a four (4) foot wide, four (4) inch thick, concrete sidewalk seven (7) feet from the edge of the curb extending all the way across the front of the lot from lot line to lot line. The cost for installation of such sidewalk shall be the responsibility of the Lot owner. The sidewalk, whether located on a Common Area or on the Lot shall be kept clean by each Lot owner in the manner prescribed by the Association.

