

The Property Group of Central Florida  
11902 Race Track Road  
Tampa  
FL 33626

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**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR TURNBERRY AT THE EAGLES**

This Certificate of Amendment to the Declaration of Covenants, Conditions & Restrictions for Turnberry at The Eagles is made as of the 4<sup>th</sup> day of April, 2011, by the Turnberry at The Eagles Homeowners Association, Inc., a Florida not for profit corporation (the "Association").

**WITNESSETH:**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Turnberry at The Eagles is recorded in Official Records Book O.R. 7527, Page 631, *et seq.*, of the public records of Hillsborough County, Florida, (together with any recorded amendments or supplements thereto, (the "Declaration");

**WHEREAS**, Article X, Section 5 of the Declaration provides in pertinent part that the Declaration may be amended by the vote of two-thirds (2/3) of the Voting Members of each class of membership, at a meeting called for such a purpose;

**WHEREAS**, at a duly noticed meeting of the Voting members of the Association (the "Meeting"), at which a quorum of Voting Members was present, originally held on the 7<sup>th</sup> day of December, 2010, and continued on the 7<sup>th</sup> day of February, 2011, in the manner required by the Association's governing documents, the Voting Members did cast their votes, in accordance with the voting procedures set forth in the Association's governing documents, in favor of or against the proposed amendment to the Declaration attached to this Certificate as **Exhibit A**;

**WHEREAS**, at the above-referenced Meeting of the Voting Members, the amendment to the Declaration attached to this Certificate as **Exhibit A** was approved by the vote of two-thirds (2/3) of the Voting Members of each class of membership in the Association, in accordance with the Association's governing documents;

**WHEREAS**, the Association desires to amend the Declaration as provided herein.

**NOW, THEREFORE**, the Association hereby declares and certifies as follows:

1. The foregoing recitals are true and correct.
2. The amendment to the Declaration attached hereto as **Exhibit A** (the "Amendment") is a true and accurate copy of the amendment to the Declaration as approved by the Voting Members at the Meeting.
3. All initially capitalized terms not defined herein or in the Amendment shall have the meaning set forth in the Declaration.
4. With respect to the Amendment, text to be added is indicated by underline (underline).
5. In the event that there is a conflict between the Amendment and the Declaration, the Amendment shall control.
6. All provisions of the Declaration are hereby ratified and shall be of full force and affect, except as specifically modified and amended by the Amendment.

**IN WITNESS WHEREOF**, the undersigned has hereunto set its hand and seal as of the date first written above.

**TURNBERRY AT THE EAGLES INC  
HOMEOWNERS ASSOCIATION INC.**

By: Bob Holbrook

**President: BOB HOLBROOK**

**WITNESSES:**

Diane L. Lupia  
Signature of Witness # 1

Diane L. Lupia  
Printed Name of Witness # 1

Marie Forster  
Signature of Witness # 2

MARIE FORSTER  
Printed Name of Witness # 2

Attest: Oswald Jensen

**OSWALD JENSEN, Secretary**

STATE OF FLORIDA                    )  
COUNTY OF HILLSBOROUGH        )

The foregoing instrument was acknowledged before me this 4th day of April, 2011 by Bob Holbrook, as President, and Oswald Jensen, as Secretary of Turnberry At The Eagles Homeowners Association Inc. , a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced and as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

Susan Sorrells  
NOTARY PUBLIC

**SUSAN SORRELLS**  
Notary Public, State of Florida  
My Comm. Expires April 12, 2013  
No. 00859808

Susan Sorrells  
Printed Name of Notary Public

My Commission Expires: 4/12/13

EXHIBIT A  
AMENDMENT TO THE DECLARATION

Underscored language is ADDED to Declaration Article X, Section 7 as follows:

ARTICLE X, Section 7 of the Declaration is hereby modified and amended as follows:

ARTICLE X – GENERAL PLAN OF DEVELOPER. Section 7. Master Association. In addition to the terms of this Declaration, and the Articles and Bylaws of the Association, all Lots are also subject to the terms and provisions of the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS BY THE EAGLES, LTD., recorded in Official Records Book 5301, Page 230, Public Records of Hillsborough County, Florida, together with all amendments thereof now or hereafter made, called the “Master Declaration”. All owners automatically become members of the Master Association and are subject to the Master Declaration, Articles of Incorporation, Bylaws and rules and regulations thereof in effect from time to time. In the event of conflict or inconsistency between the governing documents of Turnberry At The Eagles Homeowners Association Inc., and the governing documents of The Eagles Master Association, Inc., the latter documents shall control. Pursuant to the Master Declaration, assessments are due and charges are levied by the Master Association, payment of which is secured by a lien on the Owner’s Lot. Each Lot owner, by the acceptance of a deed or otherwise acquiring title to a Lot thereby does agree to responsibilities and obligations as a member of the Master Association, including the payment of such assessments, dues and charges as shall be levied thereby.

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**CERTIFICATE OF AMENDMENT TO THE  
THE BY-LAWS  
FOR TURNBERRY AT THE EAGLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA  
ASSOCIATION NOT FOR PROFIT**

WE HEREBY CERTIFY THAT the FIRST AMENDMENT to the By-Laws for Turnberry At The Eagles Homeowners Association, Inc., as described in Official Records Book O.R. 14863 at Page 700 through 709 of the Official Records of Hillsborough County, Florida, was duly approved in the manner required therein at a meeting held on the 7<sup>th</sup> day of December, 2010, and continued on the 7<sup>th</sup> day of February, 2011.

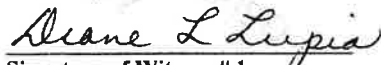
IN WITNESS WHEREOF, we have affixed our hands this 4<sup>th</sup> day of April 2011, in Hillsborough County, Florida.

**TURNBERRY AT THE EAGLES  
HOMEOWNERS ASSOCIATION INC.**

By: 

**President: BOB HOLBROOK**

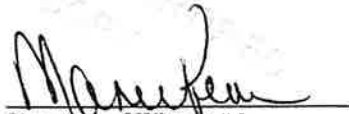
**WITNESSES:**



Signature of Witness # 1

Diane L. Lupia

Printed Name of Witness # 1



Signature of Witness # 2

Marie Rose

Printed Name of Witness # 2

Attest: 

**OSWALD JENSEN, Secretary**

STATE OF FLORIDA                     )  
COUNTY OF HILLSBOROUGH            )

The foregoing instrument was acknowledged before me this 4TH day of APRIL, 2011 by BOB HOLBROOK and OSWALD JENSEN to me known to be the President and Secretary of Turnberry At The Eagles Homeowners Association Inc. , a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

SUSAN SORRELLS  
Notary Public, State of Florida  
My Comm. Expires April 12, 2013  
Nn 00859808

Susan Sorrells  
NOTARY PUBLIC

Susan Sorrells  
Printed Name of Notary Public  
My Commission Expires: 4/12/13

FIRST AMENDMENT to the By-Laws of Turnberry At The Eagles  
Homeowners Association, Inc.

Deleted language is stricken to Article V, Section 2 of the By-Laws as follows:

ARTICLE V – NOMINATION AND ELECTION OF DIRECTORS

Section 2. Election. Election to the Board of Directors shall be by ~~secret-written~~ ballot unless unanimously waived by the voting members present at the meeting. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.