

**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF COVENANTS, RESTRICTIONS AND ASSESSMENTS FOR
GLENBROOK EAST, A PRIVATE SUBDIVISION**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

1. The Preamble of the Declaration shall be amended to adding a paragraph to read as follows:

WHEREAS, this Declaration is subject to Florida Statute Chapter 720, as amended from time to time.

2. Article 7, Property Owners Assessments, Section 7.5, Liens of Assessments and Subordination to Mortgages, of the Declaration shall be amended to read as follows:

7.5 Liens of Assessments and Subordination to Mortgages. All sums assessed against any Lot pursuant to this Declaration together with interest as provided herein shall be secured by a lien upon such Lot in favor of the Association. The lien shall be superior to all other liens and encumbrances on the Lot except for liens of ad valorem taxes and first mortgages held by any bank, savings and loan association, FNMA, GNMA, FHLMC, insurance company, mortgage company, or other institutional lending institutions, but only to the extent provided in Florida Statute Section 720.3085, as same may be amended from time to time. Persons other than lending institutions placing or acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded in the public records and shall be deemed to consent to the liens and assessments of the Association, and the subsequent lien shall be inferior to future liens for assessments of the Association whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances, but only to the extent provided in Florida Statute Section 720.3085. Sale or transfer of any Lot shall not affect the assessment lien. ~~However, the sale or transfer of any Lot pursuant to the foreclosure of an institutional mortgage having priority over the assessment lien, or extinguish the lien of such assessment as to payment which became due prior to such sale or transfer.~~ No sale or transfer shall relieve such Lot from liability for any past due assessments, interest and late fees as provided by Florida Statute Section 720.3085, any attorney's fees and costs incurred in pursuing collection of past due assessments and any assessments thereafter becoming due or from the lien thereof.

Prepared By and Return To:
Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
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**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS, RESTRICTIONS AND ASSESSMENTS FOR
GLENBROOK EAST, A PRIVATE SUBDIVISION**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on July 20, 2015, by the approval of not less than two-thirds (2/3) of each class of members of the Association, the Declaration of Covenants, Restrictions and Assessments for Glenbrook East, A Private Subdivision, as recorded in O.R. Book 8694, Page 1325, et seq. in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Covenants, Restrictions and Assessments for Glenbrook East, A Private Subdivision is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Restrictions and Assessments for Glenbrook East, A Private Subdivision."

IN WITNESS WHEREOF, THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 20th day of July, 2015.

THE TOWNHOMES AT GLENBROOK
HOMEOWNERS' ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Lee Ann Grammer
Lee Ann Grammer, Secretary
Printed Name

By: Judith Hayes
JUDITH HAYES, President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20th day of July, 2015, by Judith Hayes, President, and Lee Ann Grammer, Secretary, of The Townhomes at Glenbrook Homeowners' Association, Inc., a Florida corporation not for profit, on behalf of the corporation. They are personally known to me or have produced _____ as identification.



Janice Sofia
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: