

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Brian S. Hess, Esquire
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

the space above this line is reserved for recording purposes

**CERTIFICATE OF AMENDMENT TO DEED RESTRICTIONS
TANGERINE TRAILS (UNIT 3)**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of Tangerine Trails Homeowners Association, Inc. (hereinafter "Association"), pursuant to the Florida Statutes and the DEED RESTRICTIONS TANGERINE TRAILS, recorded in Official Records Book 2984, Page 1851, of the Public Records of Polk County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the AMENDMENT TO DEED RESTRICTIONS TANGERINE TRAILS (UNIT 3), which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 1ST day of APRIL, 2017 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of the Association's Declaration by a majority of the voting interests present, in person or by proxy, at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting. Additionally, the Amendment was approved by the consent of 30% of the lot owners within Unit 3, which consents, as of the date of recording, are available from the Association upon request.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 1ST day of APRIL, 2017.

Signed, sealed and delivered
in the presence of:

[Signature]
(Sign - Witness 1)

STEVEN HAYMON
(Print - Witness 1)

[Signature]
(Sign - Witness 2)

JORGE G. TARRAZA
(Print - Witness 2)

[Signature]
(Sign - Witness 1)

STEVEN HAYMON
(Print - Witness 1)

[Signature]
(Sign - Witness 2)

JORGE G. TARRAZA
(Print - Witness 2)

TANGERINE TRAILS HOMEOWNERS
ASSOCIATION, INC.

By: [Signature]
(Sign)

GUY J. AMATO
(Print)

President, Tangerine Trails Homeowners
Association, Inc.

Attest: [Signature]
(Sign)

GRACE E. AMATO
(Print)

Secretary, Tangerine Trails Homeowners
Association, Inc.

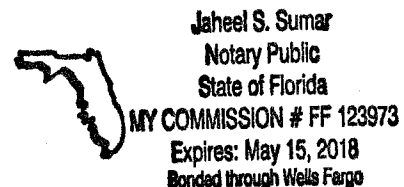
STATE OF FLORIDA
COUNTY OF Palm

The foregoing was acknowledged before me this 14TH day of April,
20 17, by Guy J. Amato, as President, and Grace E. Amato,
as Secretary, of Tangerine Trails Homeowners Association, Inc., a Florida not for profit
corporation, on behalf of the corporation, who are personally known to me or who have produced
FL 1 Renew License as identification.

NOTARY PUBLIC

[Signature] (Sign)
Jaheel Sumar (Print)

State of Florida, At Large
My Commission Expires:


Jaheel S. Sumar
Notary Public
State of Florida
MY COMMISSION # FF 123973
Expires: May 15, 2018
Bonded through Wells Fargo

**AMENDMENT TO DEED RESTRICTIONS
TANGERINE TRAILS (UNIT 3)**

The following amendment(s) is/are made to the DEED RESTRICTIONS TANGERINE TRAILS, recorded in Official Records Book 2984, Page 1851, *et. seq.*, of the Public Records of Polk County, Florida, as amended from time to time (additions are indicated by underlining, deletions are indicated by ~~striketthrough~~, and omitted but unaltered provisions are indicated by ellipses):

...

CHANGES: The Developer, its successors or assigns may change, amend, or modify any of these restrictions that are not in conflict of owners of thirty (30%) percent of the lots in said subdivision. Subsequent to the establishment of the Association, these subdivision restrictions may be amended by the affirmative vote of a majority of the members who are voting in person or by proxy at a meeting of the members at which a quorum has been attained (e.g., once a quorum of those members attending in person or by proxy has been obtained at a regular/annual or special meeting of the members of the Association, a majority of those members attending the meeting in person or by proxy may amend this Declaration). This approval shall be recorded on the public records of Polk County, Florida. Any amendment of these documents, which would affect the surface water management system, including the water management portions of the common areas, must have prior approval of the Southwest Florida wWater Management District.

...

HOMEOWNERS ASSOCIATION:

...

The initial annual assessment shall be \$25.00 and shall be due in advance on January 1, 1991, for all existing lot owners other than the Developer. This assessment may be changed by the affirmative vote of a majority of members who are voting in person or by proxy at a meeting of the members at which a quorum has been attained (e.g., once a quorum of those members, attending in person or by proxy has been obtained at a regular/annual or special meeting of the members of the Association, a majority of those members attending the meeting in person or by proxy may adopt any such assessment). ~~a majority vote of thirty (30%) percent of the total membership.~~

...

GENERAL PROVISIONS:

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These Deed Restrictions may be amended by the affirmative vote of a majority of the

members who are voting in person or by proxy at a meeting of the members at which a quorum has been attained (e.g., once a quorum of those members attending in person or by proxy has been obtained at a regular/annual or special meeting of the members of the Association, a majority of those members attending the meeting in person or by proxy may amend this Declaration). ~~only be amended by an instrument signed by thirty (30%) of the lot owners within Tangerine Trails, Unit 3. (This paragraph also amends the vote requirements as stated in Amendment #2 (adopted January 1, 2003) and Amendment #3 (adopted April 9, 2005).~~

...

The following was added to Deed Restrictions, Bylaws and Articles of Incorporation (UNIT 3) per Amendment recorded 03/28/08, OR Book 7589, Page 1810:

VOTING CRITERIA: ~~The voting criteria for all matters coming before the membership of the Association as it pertains to the aforementioned Deed Restrictions, Bylaws, and Articles of Incorporation, and notwithstanding any contrary provision setting forth an incongruent voting threshold within any of the aforementioned organizational documents for any specific subject matter, including but not limited to subsequent amendments thereto, henceforth shall be as authorized by Florida Statute 720.306(1)(a) in its present form. A quorum shall be 30 percent of the total voting interests. Decisions that require a vote of the members must be made by the concurrence of at least a majority of the voting interests present, in person or by proxy, at a meeting at which a quorum has been attained.~~

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