

Prepared by and Return to:  
Anthone R. Damianakis, Esquire  
Peacock, Gaffney & Damianakis, P.A.  
2348 Sunset Point Road  
Clearwater, FL 33765

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2014092478 04/02/2014 at 02:55 PM  
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**THIRD AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR  
LANSBROOK MASTER ASSOCIATION, INC.**

**THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LANSBROOK MASTER ASSOCIATION, INC.** (this “**Third Amendment**”) is made and effective this 26<sup>th</sup> day of November, 2013, by Lansbrook Master Association, Inc., a Florida Corporation (“**LMA**”).

**RECITALS**

A. LMA is the successor to the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., dated June 14, 1988 and recorded on June 17, 1988 in Official Records Book 6769, at Pages 0799, et seq. of the Public Records of Pinellas County, Florida, (as amended by that certain First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc. dated the 26<sup>th</sup> day of August 1991 and recorded in Official Records Book 7662, at Page 2190, and as amended by that certain Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc. dated the 28<sup>th</sup> day of April 1997 and recorded in Official Records Book 9692, at Page 2360 of the Public Records of Pinellas County, Florida, (the “**Master Declaration**”).

B. Section 12.2 (b) of the Master Declaration allows the LMA to amend the Master Declaration by Recordation of a Certificate, signed and acknowledged by the president and secretary of the Master Association, setting forth the amendment and certifying that such amendment has been approved by Delegates representing sixty-seven (67%) of the voting power of the Master Association.

C. The Board has convened and obtained approval for this Third Amendment.

D. The Board desires to make changes to Article VII of the Master Declaration, as more fully set forth herein.

**NOW, THEREFORE,** Declarant hereby amends the Master Declaration as follows:

ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSES ...

1. The following changes and amendments are made to **Article VII:**

7.3 Signs

No sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from any portion of the Association Property or from a Parcel other than the Parcel in which the sign is located without the approval of the NDRC or the ARC, as applicable, except such signs of customary and reasonable dimensions as may be displayed on each Parcel, Lot or Condominium Unit advertising the Parcel, Lot or Condominium Unit for sale or lease, unless otherwise provide din a Supplemental Declaration. Notwithstanding the foregoing, signs for temporary purposes such as for garage sales, yard sales, estate sales and/or realtor open houses, shall be permitted in the grassy area between the curb and the sidewalk, provided that all signs will be permitted for only a maximum of 24 hours, and will have the name and phone number of the owner on the back of the sign.

7.13 Parking and Vehicular Restrictions.

No Owner shall park or store within the Properties any large commercial type vehicle, any recreational vehicle, any bus, trailer, boat, aircraft, mobile home or any inoperable vehicle or any other similar vehicle. The above excludes camper trucks and similar vehicles up to three-quarter (3/4) ton in weight when used for everyday-type transportation. All vehicles shall be parked in driveways ~~enclosed garages~~ or otherwise adequately screened from view. Garages shall be kept closed at all times except as reasonably required for ingress and egress. Owners of a Lot or vehicles wholly within the Owner's garage or carport, as applicable. There shall be no overnight parking on the street. There shall be no operation of golf carts on sidewalks, pathways, or grassy areas, except authorized use for the Golf course pursuant to Article XIII of this Master Declaration. Notwithstanding the foregoing, golf carts used by or on behalf of the Master Association in care of the Properties.

7.14 Antennae.

No radio station or shortwave operators of any kind shall operate from any Residence unless approved by the Board. No exterior radio antenna, "C.B." antenna, television antenna, earth receiving station, satellite dish, or other antenna of any type shall be erected or maintained in the Properties, unless said transmission device is installed and maintained pursuant to a commercial provider. Under no circumstances shall any such device be permitted if it constitutes an unreasonable nuisance or if it is inconsistent with the design and plan of the Properties. However, a master antenna or antennae or cable television antenna or antennae may, but need not, be provided by Declarant, a secondary Developer or Merchant Builders for the use of all Owners, and Declarant, a Secondary Developer or Merchant Builders may grant easements for such purposes.

2. **Amendment Limited.** All provisions of the Declaration not specifically amended herein shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Second Amendment.

WITNESSES:

Kathleen A Budge  
Name: Kathleen A. Budge

Clare Peacock  
Name: Clare Peacock

LANSBROOK MASTER ASSOCIATION, INC.  
a Florida Corporation

By: Carol Cosenza  
as its President  
4605 Village Center Drive  
Palm Harbor, FL 34685

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

4 The foregoing instrument was acknowledged before me this 2nd day of April, 2018, by Carol A. Cosenza, as President of Lansbrook Master Association, Inc., a Florida corporation, on behalf of the corporation. SH He is personally known to me or has produced

as identification  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE029764  
Expires 10/12/2014



Kathleen A Budge  
NOTARY PUBLIC

CONSENT, JOINDER AND CERTIFICATION OF MASTER ASSOCIATION

The undersigned, Lansbrook Master Association, Inc., pursuant to the Master Declaration, as defined in the foregoing Third Amendment, does hereby consent to the foregoing Third Amendment and the recordation thereof among the Public Records of Pinellas County, Florida, and certifies that such Third Amendment has been approved by Delegates representing sixty-seven (67%) of the voting power of the Master Association..

(CORPORATE SEAL)

LANSBROOK MASTER ASSOCIATION, INC., a Florida corporation not-for-profit

By: Carol Cosenza  
CAROL COSENZA  
As Its President

By: Darlene Johnson  
Darlene M Johnson  
As Its Secretary

Address: 4605 Village Center Drive  
Palm Harbor, FL 34685