

PREPARED BY AND RETURN TO:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd, Suite A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
VIRGINIA CROSSING**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the 25th day of November, 2023, by an affirmative vote of the owners of at least a majority of the lots, the Declaration of Covenants and Restrictions for Virginia Crossing, originally recorded in O.R. Book 10242, Page 1866, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Covenants and Restrictions for Virginia Crossing, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Covenants and Restrictions Amendments to the Declaration of for Virginia Crossing."

IN WITNESS WHEREOF, Virginia Crossing Homeowners Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 14th day of December, 2023.

**VIRGINIA CROSSING HOMEOWNERS
ASSOCIATION, INC.**

(Corporate Seal)

By: *Gail Brzezinski*
Virginia Crossing HOA, President

ATTEST:

Gail Brzezinski
Printed Name

Ronald Matuska
Virginia Crossing HOA, Secretary

Ronald Matuska
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS



BEVERLY A. NEUBECKER
Commission # HH 442108
Expires September 11, 2027

On this 14th day of December, 2023, personally appeared before me *Gail Brzezinski* ~~*Ron Matuska*~~, as President, and *Ron Matuska*, as Secretary of Virginia Crossing Homeowners Association, Inc., who are personally known to me or who have produced *in person* as identification and who did take an oath.

Beverly A Neubecker
NOTARY PUBLIC

**SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
VIRGINIA CROSSING**

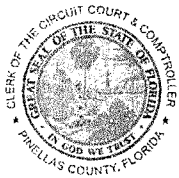
**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~**

1. Article IV, Covenant for Maintenance Assessments, Section 4.2, Purpose of Assessments, of the Declaration shall be amended to read as follows:

4.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the Owners and authorized residents of the Property, including expenditures made and liabilities incurred by the Association in connection with its rights and obligations hereunder, such as (but without limitation) improvements within the Common Area, ~~to monitor the security systems installed in the Dwellings located within the Property~~ and other property to be maintained by the Association hereunder, including the roofs and exterior painting of all Dwellings.

2. Article VII, General Use Restrictions, Section 7.2, Leasing of Lots, paragraph (a), of the Declaration shall be amended to read as follows:

(a) An Owner shall be required to own a Dwelling/Lot for twenty-four (24) months prior to being authorized to lease the Dwelling/Lot. Any current owner of property within the Virginia Crossing Homeowners Association, Inc. community at the time of the recording of this amendment will be grandfathered until such time as the owner has sold their Dwelling/Lot. Association owned Dwellings/Lots shall be exempt from this ownership moratorium. No Dwelling may be leased independent of the remainder of the Lot. No Lot shall be leased for a term of less than seven (7) months, and if a lease of a Lot is commenced, no subsequent lease of that Lot may be commenced until the expiration of at least seven (7) months after the commencement of the prior lease; provided, however, that the Board of Directors of the Association shall have the right to grant special exceptions to this commencement restriction if the restriction would create a significant financial hardship against the Owner seeking approval of the new lease through no fault of that Owner.



KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court St.
Clearwater, FL 33756
Tel. (727) 464-7000
<http://www.pinellasclerk.org>

5970178

Receipt #: 5632554
Cashier Date: 12/22/2023 8:44:37AM
Print Date: 12/22/2023 8:44:48AM

CUSTOMER INFORMATION

3010001290
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & S
1964 BAYSHORE BOULEVARD
SUITE #A
DUNEDIN, FL 34698

Escrow Balance: \$102.04

TRANSACTION INFORMATION

Date Received: 12/22/2023 12:00:00AM
Location: CW
Return Code: Mail
Trans Type: Recording
Reference:
Cashier: clk106369

PAYMENT SUMMARY

Total Fees:	\$18.50
Total Payments:	\$18.50
Balance Due:	\$0.00
Cash Tendered:	
Change:	\$0.00

Payment

CHECK	#40653	\$18.50
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Miscellaneous Item

ENVELOPE

Official Record

RESTRICTIONS

BK/PG: 22659/1900 DOC #: 2023324017 Pages: 2 Date: Grantor: VIRGINIA CROSSING HOMEOWNERS ASSOCIATION INC Grantee: VIRGINIA CROSSING

Indexing @ 1st 4 Names Free, Add'l=\$1 ea. - [2]	\$0.00
Recording @ 1st=\$10, Add'l=\$8.50 ea. - [2]	\$18.50