

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

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

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 11, 2023, by the affirmative vote of the owners of at least a majority of the lots, the Declaration of Covenants and Restrictions for Virginia Crossing, originally recorded at O.R. Book 10242, Page 1866, et seq. of the Public Records of Pinellas County, Florida, and subsequently amended from time to time, is hereby further amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A", attached hereto and entitled "Schedule of Amendments to the Declaration of Covenants and Restrictions 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 8<sup>th</sup> day of March, 2023.

(Corporate Seal)

VIRGINIA CROSSING HOMEOWNERS ASSOCIATION, INC.

ATTEST:

By:

Ronald Matuska  
VIRGINIA CROSSING, Secretary

[Signature]  
VIRGINIA CROSSING, President

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of March, 2023, by Gail Brzezinski, as President and Ronald Matuska, as Secretary, of VIRGINIA CROSSING HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced Personally Known as identification.

My Commission Expires:

[Signature]  
NOTARY PUBLIC



PATTI BATTISTA  
Commission # GG 327025  
Expires August 21, 2023  
Bonded Thru Budget Notary Services

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

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

1. ARTICLE VII, GENERAL USE RESTRICTIONS, of the Declaration, shall be amended to add an entirely new Section 7.27, Ownership Limitation, to read as follows:

7.27. Ownership Limitation. No Owner shall own or have an ownership interest in more than two (2) Lots at any given time. The intent of this provision is to prohibit ownership of more than two (2) Lots, or any part thereof, by any single individual, married couple, trust, corporation or any combination thereof. For purposes of this provision, husband and wife shall be considered a single individual Owner so that no more than two (2) Lots may be owned at any given time by husband and/or wife combined. Any Owner having an ownership interest in more than two (2) Lots at the time of recording of this amendment shall be grandfathered as to those Lots and those Lots only, and may not acquire in any manner any additional Lot(s) until such time as the acquisition would not create a violation of this restriction.

EXHIBIT "A"