

Prepared by and return to:  
Richard R. Kosan, Esq.  
112 West Windhorst Road  
Brandon, FL 33510

INSTRUMENT#: 2007175829, O BK 17664  
PG 1244-1250 04/13/2007 at 10:22:23 AM,  
DEPUTY CLERK: SEDSON Pat Frank, Clerk of  
the Circuit Court Hillsborough County

**CERTIFICATE OF AMENDMENT TO ARTICLE VII, SECTION 8 OF THE DECLARATION  
OF COVENANTS CONDITIONS AND RESTRICTIONS FOR ABERDEEN CREEK**

**WHEREAS**, ABERDEEN CREEK, as more particularly described in Plat Book 90, page 41, is a subdivision created pursuant to that Declaration of Covenants, Conditions and Restrictions of Aberdeen Creek as recorded in Official Records Book 10640, Page 1355, et. seq. (hereinafter the "Declaration of Covenants, Conditions and Restrictions for Aberdeen Creek"), all of the Public Records of Hillsborough County, Florida, and

**WHEREAS**, Article VIII, Section 6, of the Declaration of Covenants, Conditions and Restrictions for Aberdeen Creek, as amended, provides that it may be amended by vote of members entitled to cast not less than two thirds (2/3) of the votes of the membership, therefore,

We, the undersigned members who are entitled to cast not less than two thirds (2/3) of the votes of the membership, hereby irrevocably, jointly and collectively consent to the Amendment of Article VII, Section 6, of the Declaration of Covenants, Conditions and Restrictions for Aberdeen Creek, as amended, as stated herein below:

**Article VII, Section 6 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Creek is amended to read as follows.**

Section 6. Appurtenances. No porch, deck, patio, fence, screened enclosure, carport or other attached or detached structure (whether free-standing, structural or non-structural and whether in the front, side or rear of a dwelling), shall be constructed without the approval of the Architectural Committee. No permanent outdoor clothes lines may be installed or maintained on any Lot except that portable rotary type or reel type clothes lines may be permitted in the rear yard only and said clothes lines must be stored when not in use. On corner Lots, such clothes lines shall not be placed within twenty (20) feet of a side street line. ~~No storm doors or screen doors are permitted on the front door of a Dwelling.~~ "Full view storm doors are permitted on the front door of any dwelling with the following limitations: Doors require ACC approval before installation and the color must be approved. If screens are to be used, all screens for full view doors must be outfit or retrofit with "invisible screen" material." The definition of full view is: "The frame portion of the storm door may not be wider than three inches (3)"."

~~No above-ground swimming pools, free-standing storage sheds or outbuildings, screening of front porches or garages, antennas or solar collectors are permitted on any Lot.~~ "No above-ground swimming pools are permitted. Free standing sheds or out buildings are permitted with the following limitations: Sheds require ACC approval and must meet all county code standards. Appearance shall be similar in appearance and utilize the same color scheme as the house. The structure shall be maintained in such a manner as to preserve a "like-new" appearance. The structure shall be of frame or block construction."



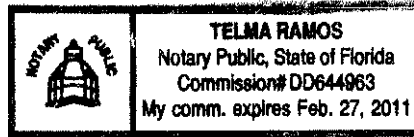
STATE OF FLORIDA            )  
                                          ) ss  
County of Hillsborough        )

The foregoing instrument was acknowledged before me this 31 day of March, 2007, by ~~Amarilis~~ <sup>AMARILYS ALFONSO-</sup> ~~Perez~~ <sup>PEREZ</sup>, as Secretary of the Aberdeen Creek Homeowners Association, Inc.

Telma Ramos  
NOTARY PUBLIC

(STAMP)

Personally known \_\_\_\_\_  
Produced Identification X  
Type of Identification Produced DRIVERS LIC.



## ABERDEEN CREEK

### 2006 Signature sheet to modify amendment to allow Sheds.

**Motion:** To amend Article VII, General Covenants and Restrictions, page 21, section 6, last sentence from:

No above-ground swimming pools, free-standing storage sheds or outbuildings, screening of front porches or garages, antennas or solar collectors are permitted on any lot."

To read as follows:

No above-ground swimming pools, screening of front porches or garages, antennas or solar collectors are permitted on any lot."

Free standing storage sheds or out buildings are permitted with the following limitations:

- \* Sheds require ACC approval and must meet all county code standards.
- \* Appearance shall be similar in appearance and utilize the same color scheme as the house.
- \* Structure shall be maintained in such a manner as to preserve a "like new" appearance.
- \* Structure shall be of frame or block construction.

Address #	Print Name	Signature	Date	Yes	No
8801	Chris Jordan	<i>Chris Jordan</i>	7/30/06	✓	
8802	William Moore	<i>William Moore</i>	7-22-06	✓	
8803	Karen Knowles	<i>Karen Knowles</i>	2/29/06	✓	
8804	H. S. Vittorizio	<i>H. S. Vittorizio</i>	7-22-06	✓	
8805					
8806					
8808	Donald L. Bullard	<i>Donald L. Bullard</i>	7-22-06	✓	
8810	David DeLong	<i>David DeLong</i>	7-22-06	✓	
8812					
8901					
8902	Michelle Schenke	<i>Michelle Schenke</i>	7-22-06	✓	
8903	James S. Coakley	<i>James S. Coakley</i>	7/22/06	✓	
8904	Abramo Coplato	<i>Abramo Coplato</i>	2/22/06	✓	
8905	Simarantitis	<i>Simarantitis</i>	07/22/06	✓	
8906	Catalina Berstow	<i>Catalina Berstow</i>	7/22/06	✓	
8908	Chris Zurby	<i>Chris Zurby</i>	7/29/06	✓	
8910	Michael Kimbler	<i>Michael Kimbler</i>	7/29/06	✓	
8911	Bruce Turner	<i>Bruce Turner</i>	5-22-06	✓	
8912	Michael Abann	<i>Michael Abann</i>	5-29-06	✓	
8913					✓
8914	MARCI MATTEI	<i>Marci Mattei</i>	07/26/06	✓	
8915	Denise Briggs	<i>Denise Briggs</i>	5-20-06	✓	
8916	Dale Tegreeny	<i>Dale Tegreeny</i>	7/28/06	✓	
8917	Julie Truluck	<i>Julie Truluck</i>	5-20-06	✓	
8918	Michael DeBauw	<i>Michael DeBauw</i>	7/21/06	✓	
8919	Gina Marinet	<i>Gina Marinet</i>	7/31/06	✓	
8922					
8924					
8926	PAUL SWARRON	<i>Paul Swarron</i>	7/22/06	✓	
8928	Peggy Shabat	<i>Peggy Shabat</i>	7-22-06	✓	

8912

Side Two

ABERDEEN CREEK

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To read as follows:

No above-ground swimming pools, screening of front porches or garages, antennas or solar collectors are permitted on any lot."

Free standing storage sheds or out buildings are permitted with the following limitations:

- \* Sheds require ACC approval and must meet all county code standards.
- \* Appearance shall be similar in appearance and utilize the same color scheme as the house.
- \* Structure shall be maintained in such a manner as to preserve a "like new" appearance.
- \* Structure shall be of frame or block construction.

Address #	Print Name	Signature	Date	Yes	No
8930	Tom Martinez	[Signature]	5/20/06	X	
8932	Jesse E. Santiago	[Signature]	5/20/06	X	
8934	Tom Brown	[Signature]	5/20/06	X	
8936	Nick Russo	[Signature]	5/20/06	X	
8937	Miki & Linda Sundler	[Signature]	5/23/00		X
8938	L. Hayward	[Signature]	7-31-06	✓	
8939	M.M. MAGADAN	[Signature]	7-30-06		X
8940	Rob Fisher	[Signature]	5/20/06	X	
8941	Clifford REISS	[Signature]	7/26/06	X	
8942	Susan Hawkins	[Signature]	7/30/06	X	
8943	JAMES M. KURTZ	[Signature]	5/27/06	X	
8944	John Pollock	[Signature]	5/20/06	X	
8945	Michael Wise	[Signature]	7/30/06	X	
8946	Marianne Bolster	[Signature]	5/20/06	X	
8950	Gregory P. Patis	[Signature]	5/20/06	X	
8952	Julian Ryan	[Signature]	5/20/06	X	
9002					
9004	DOUGLAS BILAND	[Signature]	7/31/06	X	
9006	PHILIP M. FERNANDEZ	[Signature]	7/31/06	X	
9008	MAURICE FLYNN	[Signature]	5/28/06	X	

# ABERDEEN CREEK

## 2006 Signature sheet to modify amendment to allow Storm Doors.

Motion: To amend Article VII, General Covenants and Restrictions, page 21 Section 6 next to last sentence from: No storm doors or screen doors are permitted on the front door of any dwelling"

To read as follows:

"Full view storm doors are permitted on the front door of any dwelling with the following limitations:"

- \* Doors require ACC approval before installation and the color must be approved.
- \* If screens are to be used, all screens for full view doors must be outfit or retrofit with "invisible screen" material.

\*\* The definition of full view is: "The frame portion of the storm door may not be wider than three inches."

Address #	Print Name	Signature	Date	Yes	No
8801	Chas Jordan	<i>Chas Jordan</i>	7/30/06	✓	
8802	William Moore	<i>William Moore</i>	07/26/06	✓	
8803	Karen Knodes	<i>Karen Knodes</i>	26 Jul 06	✓	
8804	Ale Vitorio	<i>Ale Vitorio</i>	07/26/06	✓	
8805					
8806					
8808	Dana Lh Bullard	<i>Dana Lh Bullard</i>	7-22-06	✓	
8810	David DeLong	<i>David DeLong</i>	7-22-06	✓	
8812					
8901	KEN PASJEK	<i>Ken Pasjek</i>	5/27/2006	YES	
8902	Brian Schuck	<i>Brian Schuck</i>	8/29/2006	✓	
8903	<del>William Moore</del>	<del><i>William Moore</i></del>	<del>7/30/06</del>	<del>✓</del>	
8904	Alfonso Colina	<i>Alfonso Colina</i>	7/22/06	✓	
8905	Kim Laffie	<i>Kimberly Laffie</i>	7/22/06	✓	
8906	Carla Baston	<i>Carla Baston</i>	7/7/06	✓	
8908	Chris Zuby	<i>Chris Zuby</i>	7/29/06	✓	
8910	Michael Kimble	<i>Michael Kimble</i>	7/29/06	✓	
8911	Bruce Turner	<i>Bruce Turner</i>	7-29-06	✓	
8912	Michael A. Lanan	<i>Michael A. Lanan</i>	7/29/06	✓	
8913					
8914	MARCI MATTHEW	<i>Marci Matthew</i>	07/26/06	✓	
8915	Denise Briggs	<i>Denise Briggs</i>	5-29-06	✓	
8916	D Tony	<i>Date Tearey</i>	7/29/06	✓	
8917	Julie Traluck	<i>Julie Traluck</i>	5/20-06	✓	
8918	Michael DeBrau	<i>Michael DeBrau</i>	5/21/06	✓	
8919	Ann Morris	<i>Ann Morris</i>	7/31/06	✓	
8922					
8924					
8926	PAUL S. WARREN	<i>Paul Warren</i>	7/22/06	✓	
8928	Peggy Shahan	<i>Peggy Shahan</i>	7-22-06	✓	

8912

**Side Two**

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\*\* The definition of full view is: "The frame portion of the storm door may not be wider than three inches."

Address #	Print Name	Signature	Date	Yes	No
8930	Tom Martinez	<i>Tom Martinez</i>	5/20/06	X	
8932	Jose E. Santiago	<i>Jose E. Santiago</i>	5/20/06	X	
8934	Tom Brown	<i>Tom Brown</i>	5/20/06	X	
8936	NICK RUSSO	<i>Nick Russo</i>	5/20/06	X	
8937	MICHAEL & GINA SWANSON	<i>Michael Swanson</i>	5/23/06	X	
8938	Tina Hayward	<i>Tina Hayward</i>	7-31-06	✓	
8939	M.M. MARGARAN	<i>M.M. Margaran</i>	7-30-06	X	
8940	Rob Light	<i>Rob Light</i>	5/20/06	X	
8941	Clifford Rivers	<i>Clifford Rivers</i>	7/26/06	X	
8942	Susan Hawkins	<i>Susan Hawkins</i>	7/30/06	X	
8943	DAVID L. KORTZ	<i>David L. Kortz</i>	5/20/06	X	
8944	John Bellack	<i>John Bellack</i>	9/29/06	X	
8945	Michael Wise	<i>Michael Wise</i>	7/30/06	X	
8946	Marianne Boster	<i>Marianne Boster</i>	5/20/06	X	
8950	Cynthia DeDario	<i>Cynthia DeDario</i>	5/20/06	X	
8952	Julia Ryan	<i>Julia Ryan</i>	5/20/06	X	
9002					
9004	JOEL BERGUS	<i>Joel Bergus</i>	7/31/06	X	
9006	PHILIP M. FERNANDEZ	<i>Philip M. Fernandez</i>	7/31/06	X	
9008	DAVID M. FLYNN	<i>David M. Flynn</i>	5/22/06	X	