

PREPARED BY AND RETURN TO:  
THOMAS C. NASH, II, ESQUIRE  
Macfarlane Ferguson & McMullen  
625 Court Street, Suite 200  
Post Office Box 1669 (33757)  
Clearwater, Florida 33756

**CERTIFICATE OF AMENDMENT TO**  
**COVENANTS, CONDITIONS AND RESTRICTIONS OF**  
**STONEGATE PROPERTY HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that by action consistent with the bylaws of STONEGATE PROPERTY HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, (the "Association"), the Covenants, Conditions and Restrictions of the Association recorded on May 18, 1998, in O.R. Book 10106, page 713, public records of Pinellas County, Florida, have been amended as set forth in the text contained in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the said Association has caused this Certificate of Amendment to be signed in its name by its President, this 13 day of April, 2017.

Signed, Sealed and Delivered  
in the Presence of:

Print Name Nicole Savino  
Print Name Michael D'Amico

STONEGATE PROPERTY HOMEOWNERS  
ASSOCIATION, INC.

By: Daniel M. Doyle, Jr., President

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that before me personally appeared Daniel M. Doyle, Jr., as President, of Stonegate Property Homeowners Association, Inc., a Florida non-profit corporation, to me personally known or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument, and acknowledged the execution thereof to his free act and deed as such officer, for the uses and purposes therein expressed and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at said County and State, this 13 day of April, 2017.



Notary Public  
Print Name Nicole Savino  
My Commission Expires: May 30, 2020

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR STONEGATE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEGATE ("Amendment") is entered into this 13<sup>th</sup> day of April, 2017.

WITNESSETH

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Stonegate (the "Declaration") was recorded on May 18, 1998 in Official Records Book 10099, Page 254, and re-recorded on May 22, 1998, in Official Records Book 10106, Page 713; Public Records of Pinellas County Florida; and

WHEREAS, the Declaration governs the activities of the Stonegate Property Homeowners Association, Inc. ("Association"), whose members are the owners of the lots located in Stonegate; and

WHEREAS, pursuant to Section 11.06 of the Declaration, the Declaration may be amended by an instrument executed by the then Owners who represent seventy-five percent (75%) of the votes of Lots; and

WHEREAS, the Association desires to amend the Declaration as set forth below; and

WHEREAS, pursuant to that certain Quit-Claim Deed recorded in Official Records Book 18861, Page 1981, Public Records of Pinellas County, Florida, the Association conveyed to Daniel M. Doyle, Jr. ("Doyle") all of its right, title and interest in and to certain portions of the Association's common area real property described as Tract "B" and Tract "C", Stonegate, according to the map or plat thereof recorded in Plat Book 115, Pages 67 and 68, Public Records of Pinellas County, Florida, parcel Identification numbers 29-29-15-85511-000-0002 and 29-29-15-85511-000-0003 ("Tracts B and C").

NOW THEREFORE, the Declaration is amended to establish that payment of all taxes, upkeep, maintenance and repair of the land comprising Tracts B and C and the improvements located on Tracts B and C are the responsibility of Doyle as the owner of Tracts B and C. Furthermore, Tracts B and C are deemed to be "Lots", as that term is defined in the Declaration and are subject to covenants, conditions and restrictions that apply to Lots, but not covenants, conditions and restrictions that apply to Common Areas as set forth in the Declaration. The terms of this Amendment and the duties and responsibilities confirmed hereunder shall run with title to Tracts B and C and shall be binding upon the Owner, his grantees, their heirs, successors and assigns of and under any deed conveying Tracts B and C, or any parts or portions thereof, who shall be deemed, by the acceptance of such deed, to have agreed to all of the covenants and to have covenanted and agreed to observe, comply with and be bound by the covenants, conditions and restrictions herein set forth and as set forth in the Declaration.

"A"

**DECLARATION OF UNITY OF TITLE**

Property Owner: **DANIEL M. DOYLE, JR.**  
Property Address: **3 Stonegate Drive, Belleair FL 33756**

KNOW OF ALL MEN BY THESE PRESENTS, that the undersigned, being the fee owner(s) of the following described real property described on Parcel I, Parcel II and Parcel III on **Exhibit A** attached hereto situated in the Town of Belleair, County of Pinellas and State of Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.**

does hereby make the following declaration of conditions, limitations and restrictions on said lands, hereafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. That the aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be regarded as and is hereby declared to be unified under one title as an indivisible building site.
2. That the said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety, as one plot or parcel of land.
3. That this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, and the heirs, successors and assigns of the undersigned, and all parties claiming under them. The undersigned also agree(s) that this instrument shall be recorded in the public records of Pinellas County, Florida.

**Prepared by and Return to:**

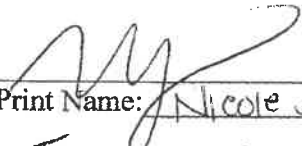
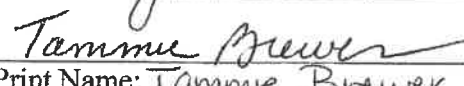
Thomas C. Nash, II, Esq.  
Macfarlane Ferguson & McMullen  
Post Office Box 1669  
Clearwater, FL 33757

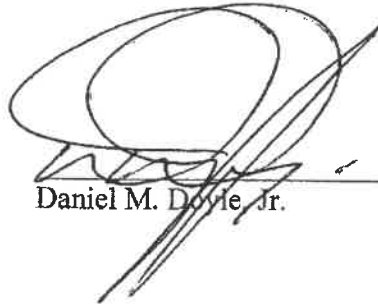
[Signature Page to Follow]

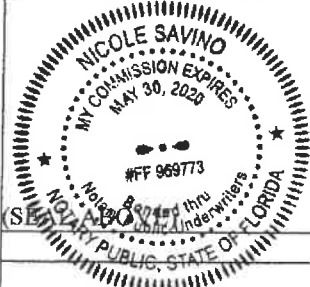
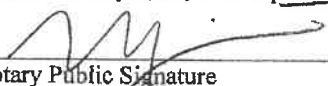
[Signature Page to Declaration of Unity of Title]

**SIGNED, SEALED, WITNESSED AND ACKNOWLEDGED** this 17 day of March, 2017 at Clearwater, Florida.

WITNESSES:

  
Print Name: Nicole Savino  
  
Print Name: Tammie Brewer

  
Daniel M. Doyle, Jr.

|  |  |
|--|--|
| <p>STATE OF FLORIDA<br/>COUNTY OF PINELLAS</p>  <p>NOTARY PUBLIC, STATE OF FLORIDA</p> | <p>The foregoing instrument was acknowledged before me this <u>17</u> day of March, 2017, by Daniel M. Doyle, Jr., who is <u>personally known to me.</u></p> <p><br/>Notary Public Signature<br/>Name of Notary Printed <u>Nicole Savino</u><br/>Notary Commission Number: <u>FF 969773</u></p> |
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**EXHIBIT "A"**

**PARCEL I:**

**Lot 3, STONEGATE, according to the map or plat thereof recorded in Plat Book 115, Pages 67 and 68, Public Records of Pinellas County, Florida.**

**Parcel ID: 29-29-15-85511-000-0030**

**PARCEL II:**

**Tract "B" Stonegate, according to the map or plat thereof recorded in Plat Book 115, Pages 67 and 68, Public Records of Pinellas County, Florida**

**Parcel ID: 29-29-15-85511-000-0002**

**PARCEL III:**

**Tract "C" Stonegate, according to the map or plat thereof recorded in Plat Book 115, Pages 67 and 68, Public Records of Pinellas County, Florida**

**Parcel ID: 29-29-15-85511-000-0003**