

THIS IS NOT A  
CERTIFIED COPY

Prepared by and return to:  
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Bush Ross, P.A.  
Post Office Box 3913  
Tampa, FL 33601-3913

\_\_\_\_\_[space above line for recording information]\_\_\_\_\_

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
VILLA SERENA, A CONDOMINIUM**

**WHEREAS**, Article 22.3 of the Declaration of Condominium for Villa Serena, A Condominium, as recorded in Official Records Book 16495, Pages 683 through 817, inclusive, of the Official Records of Hillsborough County, Florida, provides that the Declaration may be amended at any regular or special meeting of the unit owners, by at least two-thirds (2/3rds) of the total Voting Interests of the Condominium who are present in person, or by proxy.

**NOW, THEREFORE**, Francisco Hidalgo, President and Dawn Langnes, as Secretary of Villas Serena Owners Association, Inc. do hereby certify that the following amendments to the Declaration of Condominium for Villa Serena, A Condominium have been approved at a special meeting held on September 6, 2011, by the affirmative vote of no less than two-thirds (2/3rds) of the total Voting Interests:

**I. Article 12, Section 12.5(c) of the Declaration of Condominium for Villa Serena, A Condominium is hereby amended to read as follows:**

(c) Vehicles belonging to the Occupant(s) of a Unit shall be required to be kept, parked and stored in the Limited Common Element garage and driveway assigned to that Unit. However, an Occupant of a Unit may utilize one (1) of twenty-five (25) specially labeled community parking spaces for his or her temporary use. Temporary use of the aforementioned parking space may not exceed a total of eighteen (18) hours in any one (1) twenty-four (24) hour period. The aforementioned twenty-five (25) community parking spaces shall be utilized on a first come, first serve basis. The Association shall specifically label twenty-five (25) of the eighty-two (82) community parking spaces to account for such a use.

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**II. Article 12, Sections 12.5(g) of the Declaration of Condominium for Villa Serena, A Condominium is hereby created to read as follows:**

(g) Effective as of the date of the recording of this Amendment, the Association or its agent, shall have the authority to tow vehicles from the condominium at the sole cost of the vehicle owner after notice has been provided to the owner of the vehicle as set forth below. If a vehicle is towed in accordance with this Article, neither the Association nor any officer, director or agent of the Association shall be liable to any individual for any claim of damages as a result of the towing activity. If any vehicle is parked in violation of any provision of the Declaration, Bylaws, Articles of Incorporation, or the Rules and Regulations, as amended from time to time, or any city, county or state regulation, the Association or its agent shall notify the owner of the vehicle. This notice shall be placed in a conspicuous position on the vehicle and shall specify the time and date of the notice, the nature of the violation and a warning that if the vehicle is not removed from its current location within twenty-four (24) hours from the time and date of the notice, the Association or its agent shall tow the vehicle. If a vehicle is parked in a fire lane, blocking another vehicle, or otherwise creates a hazardous condition, as determined by the Board of Directors, in its sole discretion, no notice shall be required and the Association or its agent may tow the vehicle immediately. If an individual or Unit habitually violates the parking regulations of the Association, as determined by the Board of Directors, in its sole discretion, no additional notice shall be required and the Association or its agent may tow the vehicle immediately. Neither the Association nor its agent shall be responsible to any vehicle owner for the failure of said vehicle owner to observe the notice prior to the expiration of the twenty-four (24) hour period.

**III. Article 12, Section 12.6 of the Declaration of Condominium for Villa Serena, A Condominium is hereby amended to read as follows:**

**12.6. Garages and Driveways.** The Limited Common Element garages and driveways are intended for the purpose of parking Vehicles, and, with respect to the driveways, providing access to the garages. No garage shall be enclosed or converted to any other use primary use, nor shall any garage be used as a workshop or for the repair of Vehicles or as storage, except for such storage which does not interfere with the primary use of the garage for parking of a Vehicle. The Board may, by Rules and Regulations, authorize such ancillary uses of Limited Common Element garages that it may determine as not be disruptive to the Condominium and its Occupants, and which do not create an unsightly condition, or generate noise or dust, or interfere with the availability of such garages for the parking of a Vehicle. When ingress and egress to a garage is not required, the garage door shall remain closed, except to permit ventilation when the garage is in use by the Owner or other Occupant. Driveways leading to garages shall not be blocked, and shall not be used for parking except by the Occupant of the Unit to which such garage is assigned, the Guests of such Occupants, and Vehicles making deliveries or otherwise providing services to the Unit to which such driveway is assigned. ~~Common Element parking spaces are not assigned, and are available on a first come, first serve basis, subject to the Board's right to designate certain spaces as accessible parking for the handicapped pursuant to Section 9-16.~~

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## **IV. Article 12, Section 12.7 of the Declaration of Condominium for Villa Serena, A Condominium is hereby amended to read as follows:**

**12.7. Signs.** No person may distribute, post, exhibit, publish, display, inscribe, paint or affix, in, on or upon any part of the condominium, a sign, flyer, advertisement, bulletin, poster, circular, notice, newsletter, letter, handbill, propaganda, or other similar document (hereinafter "Document"). No person may post, exhibit, display, inscribe, paint or affix, in, on or upon his or her unit, a Document which is visible from the outside of the unit. The foregoing restriction does not prohibit the Association, by and through its Board of Directors, from disseminating a community newsletter or otherwise informing the membership of meetings or other Association business. The foregoing restriction also does not prohibit the Association, by and through its Board of Directors, from posting, distributing or otherwise displaying signage relating to the operation of the Association or the Common Elements. The Association is not limited to the use of the bulletin boards located within the Condominium Property to disseminate or otherwise distribute or post the foregoing information or signage. Notwithstanding, the foregoing shall not affect a unit owner's ability to display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than four and one-half (4 ½) feet by six (6) feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. The foregoing shall also not impair the ability of a unit owner to request a reasonable accommodation for the attachment of a religious object not to exceed 3 inches wide, 6 inches high, and 1.5 inches deep on the mantel or frame of the door of the unit owner. ~~No sign, flag, banner, billboard, notice or advertisement of any kind shall be displayed anywhere within the Condominium Property, including but not limited to those posted in windows of buildings or Vehicles, except as otherwise expressly provided in the Declaration or as may be permitted by law. This prohibition shall not apply to signs, banners, flags, billboards, advertisements or notices used or erected by the Developer, entry, directional and informational signs installed by Developer and signs or notices required by law. The Association shall designate a place within the Condominium Property for the posting of notices required or permitted by the Condominium Documents and the Condominium Act, and may specify by Rules and Regulations such other type or types of notices and information that Owners may post at such location, if any. Provided, however, notwithstanding anything else contained herein to the contrary, an Owner may display one portable, removal, United States flag in a respectful way, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veteran's Day, may display in a respectful way, portable, removable, official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corp, or Coast Guard, as provided by the Condominium Act.~~

**CODING: Deleted language is marked with a ~~strikethrough line~~ and new language is marked by a double underline**

# THIS IS NOT A CERTIFIED COPY

*Certificate of Amendment to the  
Declaration of Condominium for  
Villa Serena, A Condominium*

Signed, sealed and delivered in  
in the presence of:

*Kenneth B Tarka*  
Print name: KENNETH B TARKA

*Jennifer Kersten*  
Print name: Jennifer Kersten

VILLA SERENA OWNERS  
ASSOCIATION, INC.

By: *Francisco Hidalgo*  
Francisco Hidalgo, President

Signed, sealed and delivered in  
the presence of:

*Kenneth B Tarka*  
Print name: KENNETH B TARKA

*Jennifer Kersten*  
Print name: Jennifer Kersten

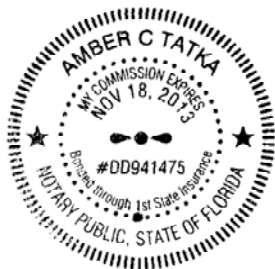
ATTEST:

By: *Dawn Langnes*  
Dawn Langnes, Secretary

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instruments was acknowledged before me this 20 day of December, 2011, by Francisco Hidalgo and Dawn Langnes, as President and Secretary, respectively, of Villa Serena Owners Association, Inc. who are personally known to me or have produced \_\_\_\_\_ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment to the Declaration of Condominium for Villa Serena, A Condominium and severally acknowledge the execution thereof to be their free act and indeed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 20 day of December, 2011.



*Amber C Tarka*  
NOTARY PUBLIC, State of Florida

My Commission Expires: 11/18/13