

**This Instrument Prepared by and Return to:**  
Anne M. Malley, Esq.  
**Address:**  
Anne M. Malley, P.A.  
36739 State Road 52, Suite 105  
Dade City, FL 33525

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM OF  
AMERICAN CONDOMINIUM PARKS- ZEPHYRHILLS**

**NOTICE IS HEREBY GIVEN** that at the annual membership meeting on March 17, 2023, upon the affirmative vote of a plurality of the voting interest present at the meeting at which a quorum was present, the Regulations ("J-Rules") authorized under the Declaration of Condominium of American Condominium Parks-Zephyrhills originally recorded in O.R. Book 1399, Page 0094, et seq., in the Public Records of Pasco County, Florida, be, and the same is hereby amended as follows:

The J-Rules authorized pursuant to Declaration of Condominium of American Condominium Parks-Zephyrhills are hereby amended in accordance with Exhibit "J" attached hereto.

**IN WITNESS WHEREOF**, American Condominium Parks-Zephyrhills, a Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 22 day of June, 2023.

AMERICAN CONDOMINIUM PARKS-  
ZEPHYRHILLS, A CONDOMINIUM  
ASSOCIATION, INC.

(Corporate Seal)

By: Judy Hehn  
Vice-President

Attest: Charles Parsels  
Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

On this 22nd day of June, 2023, personally appeared before me, me by means of  physical presence or  online notarization, Judy Hehn, Vice-President, and Charles Parsels, Secretary, of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., and who are personally known to me or produced \_\_\_\_\_ as identification and who did take an oath.

Kimberly A French  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:



Kimberly A. French  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG355954  
Expires 7/17/2023

**Exhibit J**  
**Adopted March 17, 2023**

**AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS**  
**A CONDOMINIUM ASSOCIATION, INC.**

**RULES AND REGULATIONS**

Preamble:

January 1, 2019 is forever to serve as the date used to determine pre-existing conforming conditions and pre-existing non-conforming conditions.

~~With the adoption and recording of these Article "J Rules" they become the documents that will be enforced from this day forward. Any pre-existing non-conforming conditions, existing as of January 1, 2019\*, shall be deemed existing until such time as any alteration, that includes any portion of this condition, is requested or made. For the alteration to be allowed, it must provide for the total pre-existing non-conforming condition to be brought into compliance with the current "J Rules". Past Pre-existing non-conforming conditions may not be used as justification to violate or misinterpret the most current "J Rules" that have been adopted by the Unit owners and are the documents of record at Pasco County.~~

**GLOSSARY: For Exhibit "J" Only**

~~Alterations: Any and all~~ All physical changes to the outside of a unit. (~~"Any and all" means all!~~)

~~Commercial activity: Business entity that involves buying, selling, or any dealings that would cause persons from outside the park to enter for those transactions. The lease of by an owner(s) of more than two lots/units in this park is a commercial activity.~~

~~Guest / Visitor: A registered visitor of a unit owner or renter~~ A person/persons who visit a resident and who may enjoy the activities of the park. Guests/Visitors who are in the park less than 24 hours, and are in the company of the owner/renter resident in residence, need not be registered. (also see "55 plus policy).

Habitable space: Space in a building intended to be used for living, sleeping, eating or cooking. Habitable space can be heated and air conditioned. Any accessory structure located in the setback cannot be made into habitable space. Non-habitable space would include, but would be not limited to: porches, sheds, carports, utility rooms and closets.

J-Rules: Reasonable regulations authored by the J-Rules Committee (comprised of unit owners), and enforced by the Association. These rules are to be signed for and accepted as a condition of purchase by all residents.

~~Near living space: Cabana. Additional living space that is permitted in conjunction with the Principle Living Unit. In all instances the Principle Living Unit must be on the RV site.~~

~~Porch, landing stoop: Accessory structure that may be located in the setbacks as a means of ingress and egress. When located in the setbacks can be enclosed with screening, lattice, or left open. (Roof optional). Cannot be made into near living space.~~

Pre-existing non-conforming condition: Any physical condition that exists that does not conform to the latest recorded association documents and was not in conformance the day it was installed. It may continue to exist as long as it is maintained, and no changes are made. Any alterations to this condition would require it to be brought completely into compliance with the current J-rules. (Determinations of this condition are made from records maintained by the association.). Before the property can be sold it must be brought into compliance.

Past Pre-existing non-conforming conditions may not be used as justification to violate or misinterpret the most current "J-Rules" that have been adopted by the Unit owners and are the documents of record at Pasco County.

Recreational Vehicle (RV) site: A lot including all structures, recreational vehicles, and utilities there on.

~~Registered: Persons, who have acknowledged in writing that they have received, read and agree that they will adhere to the J Rules as well as any other requirements required by the Association.~~

Residents: Owners or renters.

" Vehicles" include, but are not limited to, automobiles, pickups, vans, RV 's , motorcycles, mopeds, scooters, golf carts, bicycles/tricycles, and mobility assistive equipment.

For definitions not provided in this glossary, the dictionary located in the ACPZ Office dictionary shall be referred to.\*

## 1. GENERAL RESTRICTIONS:

In order to maintain a community of congenial residents who are responsive to good management, the Association has certain park restrictions. ~~(See DC 10.1-3-4)~~

A. ~~Owners, renters~~ Residents and guests must be ~~registered~~ register at the condominium office upon arrival and departure for prolonged absences. good security control. The ~~unit owner resident~~ is responsible for the registration of all ~~guests and renters~~ guests/visitors staying over 24 hours.

B. Recreational facilities are for the sole use of residents, ~~renters~~ and their guests. Hours of use and rules for use shall be posted

C. Quiet hours ~~is~~ are 10:00 p.m. to 8:00 a.m.

H. ~~Vehicles may not~~ must not exceed twelve (12) MPH within the condominium park. All traffic signs to be adhered to by all wheeled vehicles. All traffic laws are to be followed by all drivers.

I. ~~Wheeled vehicles~~ Vehicles are not permitted on walkways or grass in clubhouse area except for access to designated parking areas. ~~Motoreycles, mopeds, powered bicyeles, golf carts and bicyeles may be used elsewhere in the condominium on the streets only, but~~ All vehicles must be parked in the designated areas. Golf carts and bicycles may be used on the walkways and grass in order to access the Lake Lehigh park and handicap cart parking near hot tub.

K. ~~ALL motorized vehicles~~ All vehicles operating between dusk and dawn must have headlights and taillights. Bicycles, and tricycles and mobility assistive equipment must have proper reflectors and lighting.

L. ~~All owner's or renter's automobiles and trucks owned or leased by a resident~~ motorized vehicles must display a decal/sticker furnished by the condominium Association.

## 2. LIVING ACCOMMODATIONS:

B. Units must be modern, commercially manufactured and presentable in looks and repair. All such units are subject to the approval or disapproval of the Association Board.

## 3. ADDITIONS AND ALTERATIONS:

A. Cabanas, Florida/screen rooms, ~~screen rooms~~, storage buildings, carports, awnings and wheel covers are allowed, provided necessary permits and approval (in writing) has been obtained from ~~American Condominium Parks Zephyrhills, a Condominium~~ the Association and government bodies with jurisdiction.

- Cabanas, Florida/screen rooms, ~~screen rooms~~, and carports must be securely attached to a Park Model ~~(park trailers) principle living structure only~~ or incorporated into a principle structure.
- Storage buildings or sheds, larger than 100 sq. ft. must be attached to a Park Model ~~(park trailer) principle living structure only~~ or incorporated into a principle structure.

C. Plans and specifications for any additions or alterations showing proper setback plot plan which encompasses the location and setbacks, side and rear clearances as outlined in the glossary term "set back line" of Exhibit "J" must be approved by the Board. ~~(BL-4-6)~~

M. A porch, landing or stoop, with or without steps, may be located in the setbacks as a means of ingress and egress. When located in the setbacks, they can be enclosed with screening, lattice, or left open. Roof is optional. Any accessory structure located in the setback cannot be made into habitable space.

N. Accessory structures may be allowed to be 5 ft from a rear property line on lakefront properties only. The lakefront lot must have sufficient width to build.

5. STORAGE ON THE LOT

C. Only one principle habitable unit ~~used for living purposes is~~ to be located or maintained on each lot. Other RV's permitted if parked within side or rear setbacks.

9. INSPECTIONS:

No unit or additions may remain on a lot for more than five (5) days without the facility having approval by a duly authorized inspection team representing the Association and ensuring compliance with the ACPZ J-Rules and requirements of the Association as to the condition and type of facility. All facilities may be inspected annually as to condition and conformance to these rules and regulations. (~~See DC 5.24~~) (~~See GLOSSARY Duly authorized inspection team~~)

10. PONDS AND LAKES:

A. Ponds, lakes and other water areas are for the exclusive use of ~~the lot owners, renters~~ residents and guests.

12. PETS:

A. Pets are allowed in the condominium park but are restricted to species weighing no more than twenty (20) pounds each, and no more than two (2) per unit.

B. When out of doors, pets must be leashed and are permitted in buffer areas around perimeter of park, on the streets, and the ~~lot owner's~~ resident's site. No pets are allowed in the adjoining area that contains the clubhouse, pool, shuffleboard, mini put, horseshoe pits and pickle ball areas. (With the exception of Service Animals). Pets cannot be leashed out of doors unattended.

C. Good pet control must be practiced and ~~owners~~ residents and guests must clean up after their pets.

16. COMMERCIAL AND SOLICITATION ACTIVITY:

A. No commercial activity of any kind, whatsoever, shall be conducted on or from any lot in the condominium park.

17. LEASING OF UNITS AND LOTS:

A. Owners (individual or couple\*) may not lease more than one (1) lot/unit unless they own and reside within and upon a separate lot/unit which they own within the Association, but no lease shall be for less than one (1) month with ~~lease's residents~~ occupants of the lease to be limited to four (4) persons. (Seasonal leases shall be governed by the same visitation rights as the owner.)

Couple: Two adults married or not, residing at the same address.

The lease of more than two lots/units in this park by an owner(s) is a commercial activity.

Lease options:            Own 1 lot/unit: Reside in or lease.  
                                  Own 2 lots/unit(s): Reside in 1 and lease 1.  
                                  Own 3 lot/unit(s) Reside in 1 and lease 2.

B. All leases must provide that tenants agree in writing to abide by all of the Rules and Regulations of the ~~condominium~~ Association and that failure to do so is a breach of the lease. Owners must provide copy of current Exhibit "J" to renter and are liable for renter's actions, etc.

#### 18. PARKING:

~~Owners Renters Guests: Licensed vehicles (autos, pickups, vans, RV's, motorcycles, mopeds, golf carts, bicycles/tricycles, handicap scooters)~~ All residents and guests licensed vehicles; i.e.: autos, pickups, vans, RV's, motorcycles, mopeds, as well as unlicensed vehicles such as mopeds, golf carts, bicycles/tricycles and handicap scooters:

A. Parking in designated parking areas adjacent to common facilities shall be restricted to ~~owners, renters~~ residents and in-park guests actually using the common facilities or engaging in park-sponsored activities, i.e., carpooling for activities such as bowling, day trips, etc. All other parking in designated parking areas adjacent to common facilities is prohibited, unless approved by the Board.

#### 19. VIOLATIONS: (See ~~DC 12-1-4 12.1 thru 12.4~~)

All rules and regulations contained in the DECLARATION OF CONDOMINIUM, EXHIBIT "J" ARTICLES OF INCORPORATION AND BYLAWS OF CORPORATION ~~SHALL~~ MUST BE ADHERED TO.

Prepared by and return to:  
David J. Murphy, Esquire  
MANDER LAW GROUP  
14217 Third Street  
Dade City, FL 33523-3828

INSTR# 2020114849 BK 10139 PG 672  
07/17/2020 02:14pm Page 1 of 2  
Rcpt: 2183222 Rec: 18.50  
DS: 0.00 IT: 0.00  
Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

**CERTIFICATE OF CORRECTIVE AMENDMENT TO THE  
DECLARATION OF AMERICAN CONDOMINIUM PARKS -  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

**WHEREAS**, a Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. ("Declaration of Condominium"), was recorded in Official Record Book 1425, Pages 1153 through 1187 of the Public Records of Pasco County, Florida on June 26, 1985; and

**WHEREAS**, a Certificate of Amendment to the Declaration of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., was recorded in O.R. Book 10080, Page 1304, in the Public Records of Pasco County, Florida; and

**WHEREAS**, the Amendments to the Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., which are recorded in O.R. Book 10080, Page 1305 of the Public Records of Pasco County, Florida, and which are attached to the above-described Certificate of Amendment to the Declaration of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., contain a scrivener's error in the language of Amendment 2, paragraph 10.1; and

**WHEREAS**, the attached Corrective Amendments to the Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. are being recorded to correct the above-described scrivener's error and contain the correct language of the amendments, which were adopted by the affirmative vote of more than 51% of the voting interests (unit owners) of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. on March 23, 2020.

**NOW, THEREFORE**, American Condominium Parks - Zephyrhills, a Condominium Association, Inc., by and through its undersigned vice president and secretary, certifies and hereby records the attached Corrective Amendments to Declaration of Condominium Parks - Zephyrhills, a Condominium Association, Inc., which were approved by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., at the annual membership meeting held March 23, 2020.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

*John Walck*  
Witness: JOHN WALCK

*Judy L. Hehn*  
Witness: Judy L. Hehn

By: *Charles Parsels*  
Charles Parsels, Vice President

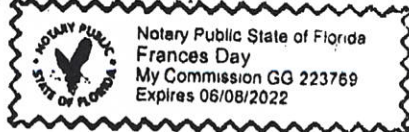
By: *Mark Labonte*  
Mark Labonte, Secretary



STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me, by [x] physical presence or [ ] online notarization, by Charles Parsels, as Vice President of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. and Mark Labonte, as Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., on this 17<sup>th</sup> day of July, 2020, who  are personally known to me or  have produced as proper identification

My Commission Expires:



*Frances Day*  
Notary Public - State of Florida

**Corrective Amendments to Declaration of Condominium of  
American Condominium Parks - Zephyrhills, a Condominium Association, Inc.,  
A Condominium Association, Inc.**

**Amendment 1**

14. TERMINATION - The Condominium shall be terminated if at all, in the following manner:

14.1 By the agreement of 100% of the owners which agreement shall be evidenced by an instrument or instruments executed in the manner required for conveyance of land, and upon the written consent by all of the holders of recorded liens affecting any of the Condominium parcels. The termination shall become effective when such instrument or instruments and written consents have been recorded in the public records.

**Amendment 2**

10. USE RESTRICTION - The use of the property of the Condominium shall be in accordance with the Rules and Regulations attached as Exhibit "J" and the following provisions.

10.1 THE UNIT OWNER must be an adult person over the age of 55 years to reside in or on the Condominium property, and shall have no children under the age of 18 years residing with him. Children under 18 years are allowed in the Condominium property only for visits with relatives and for not more than thirty (30) consecutive days and not more than sixty (60) days in one calendar year. Units may not be owned by a corporation, limited liability company, partnership or other form of legal entity other than a person.

**Amendment 3**

5. UNITS SHALL BE CONSTITUTED AS FOLLOWS:

5.1 CONVEYANCE - Each unit, which is a parcel of land in the shape of a geometric designation together with all improvements located thereon, shall for all purposes, constitute a separate parcel of real property, which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property, independently of all other parts of the condominium property, subject only to the provisions of the condominium documents and applicable laws. Title to the land and the improvements located thereon may not be titled separately.

**Amendment 4**

11. CONVEYANCE, DISPOSITION - In order to assure a community of congenial residents and thus protect the value of the units, the conveyance and disposal of the units by any owner other than the Developer shall be subject to the following provisions.

11.1 NO OWNER OTHER THAN THE DEVELOPER may sell, give or dispose of a unit in any manner without the written approval of the Association.

**Amendment 5**

4. DEFINITIONS - The terms used herein shall have the meanings stated in the Condominium Act (Florida Statutes, Chapter 718) and as follows unless the context otherwise requires:

4.15 PERSON - An individual.



20  
#146

OR  
R

Prepared by and return to:  
David J. Murphy, Esquire  
MANDER LAW GROUP  
14217 Third Street  
Dade City, FL 33523-3828

**CERTIFICATE OF AMENDMENT OF EXHIBIT "J"  
TO THE DECLARATION OF AMERICAN CONDOMINIUM PARKS -  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, a Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., was recorded in Official Record Book 1425, Pages 1153 through 1187 of the Public Records of Pasco County, Florida on June 26, 1985; and

WHEREAS, Certificates of Amendment to Exhibit "J" of the Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., were recorded on February 7, 2000 in O.R. Book 4307, Page 671; on September 11, 2003 in O.R. Book 5535, Page 297; on September 30, 2003 in O.R. Book 5560, Page 1190; on April 13, 2005 in O.R. Book 6319, Page 1041; on March 28, 2008 in O.R. Book 7797 Page 649, on April 16, 2010 in O.R. Book 8312, Page 1570, on April 11, 2018 in O.R. Book 9707, Page 1912, and on April 4, 2019 in O.R. Book 9884, Page 3423, all in the Public Records of Pasco County, Florida; and

WHEREAS, new amendments to "Exhibit J" were adopted by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. on March 23, 2020;

NOW, THEREFORE, American Condominium Parks - Zephyrhills, a Condominium Association, Inc., by and through its undersigned president and secretary, certifies and hereby records the attached Exhibit "J", which was approved by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. at the annual membership meeting held March 23, 2020.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

Martin Blackmer Jr  
Witness: Martin Blackmer Jr

By: Freddie Albrecht  
Freddie Albrecht, President

Marcia Blackmer  
Witness: Marcia Blackmer

By: Mark Labonte  
Mark Labonte, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledge before me on this 30<sup>th</sup> day of March, 2020, by Freddie Albrecht, as President of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. and Mark Labonte, as Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who are personally known to me or  have produced as proper identification DRIVER LICENSES.

My Commission Expires:



Wendy J. Parsels  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG277724  
Expires 3/2/2023

Wendy Parsels  
Notary Public - State of Florida

INSTR# 2019056683 BK 9884 PG 3423  
04/04/2019 11:06am Page 1 of 20  
Rcpt: 2042951 Rec: 171.50  
DS: 0.00 IT: 0.00  
Paula S. O'Neil, Ph.D.  
Pasco County Clerk & Comptroller

Prepared by and return to:  
David J. Murphy, Esquire  
MANDER LAW GROUP  
14217 Third Street  
Dade City, FL 33523-3828

**R**

*JC*

**CERTIFICATE OF AMENDMENT OF EXHIBIT "J"  
TO THE DECLARATION OF AMERICAN CONDOMINIUM PARKS -  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

**WHEREAS**, a Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., was recorded in Official Record Book 1425, Pages 1153 through 1187 of the Public Records of Pasco County, Florida on June 26, 1985; and

**WHEREAS**, Certificates of Amendment to Exhibit "J" of the Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., were recorded on February 7, 2000 in O.R. Book 4307, Page 671; on September 11, 2003 in O.R. Book 5535, Page 297; on September 30, 2003 in O.R. Book 5560, Page 1190; on April 13, 2005 in O.R. Book 6319, Page 1041; on March 28, 2008 in O.R. Book 7797 Page 649, on April 16, 2010 in O.R. Book 8312, Page 1570, and on April 11, 2018 in O.R. Book 9707, Page 1912, all in the Public Records of Pasco County, Florida; and

**WHEREAS**, new amendments to "Exhibit J" were adopted by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. on March 25, 2019;

**NOW, THEREFORE**, American Condominium Parks - Zephyrhills, a Condominium Association, Inc., by and through its undersigned president and secretary, certifies and hereby records the attached Exhibit "J", which was approved by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. at the annual membership meeting held March 25, 2019.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

*David J. Murphy*  
Witness: *David J. Murphy*

*Katherine A. Williams*  
Witness: *Katherine A. Williams*

By: *Freddie Albrecht*  
Freddie Albrecht, President

By: *Mark Labonte*  
Mark Labonte, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledge before me on this 3rd day of April, 2019, by Freddie Albrecht, as President of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. and Mark Labonte, as Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who are personally known to me or X have produced as proper identification FL Driver License.

My Commission Expires:



KATHERINE A. WILLIAMS  
MY COMMISSION # GG 050318  
EXPIRES: December 26, 2020  
Bonded Thru Budget Notary Services

*Katherine A. Williams*  
Notary Public - State of Florida

R

McCloskey P.A.  
33410 Fifth Avenue  
Zephyrhills, FL 33542-4329



**AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS  
A CONDOMINIUM ASSOCIATION, INC.  
351236 CONDOMINIUM BOULEVARD  
ZEPHYRHILLS, FLORIDA 33541  
(813) 783-7398**

Rept: 1947838 Rec: 44.00  
DS: 0.00 IT: 0.00  
04/11/2018 K. R. M., Dpty Clerk

**CERTIFICATE OF AMENDMENT TO EXHIBIT "J"  
TO THE DECLARATION OF AMERICAN CONDOMINIUM PARKS  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, a Declaration of Condominium of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., was recorded in Official Record Book 1425, Pages 1153 through 1187 of the Public Records of Pasco County, Florida on June 26, 1985; and

WHEREAS, Paragraph 10.3 of said Declaration refers to Exhibit "J" (regulations) which concern the use of Condominium property; and

WHEREAS, Certificates of Amendment to Exhibit "J" of the Declaration of Condominium of American Condominium Parks- Zephyrhills, a Condominium Association, Inc., were recorded on February 7, 2000 in Official Record Book 4307, Page 671; on September 11, 2003 in Official Record Book 5535, Page 297; on September 30, 2003 in Official Record Book 5560, Page 1190; on April 13, 2005 in Official Record Book 6319, Page 1041; on March 28, 2008 in Official Record Book 7797, Page 649; and on March 15, 2010 in Official Record Book 8312, Page 1570, all in the Public Records of Pasco County, Florida; and

WHEREAS, an amended Exhibit "J" was adopted by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. on March 26, 2018.

NOW, THEREFORE, the Board of Directors of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., by and through its undersigned President and Secretary, certifies and hereby records the attached Exhibit "J", which was approved by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. on March 26, 2018.

American Condominium Parks - Zephyrhills,  
a Condominium Association, Inc.

By: Freddie Albrecht  
Freddie Albrecht, President

Witness: Dennis LaBonte

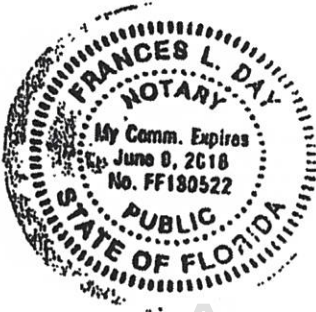
By: Mark Labonte  
Mark Labonte, Secretary

Witness: Deborah L. Dashnaw

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of April, 2018, by Freddie Albrecht, President of the Board of Directors, and Mark Labonte, Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who (X) are personally known to me or ( ) have produced \_\_\_\_\_ as identification.

{SEAL}



*Frances L. Day*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



A C P Z



**EXHIBIT "J"**  
**ADOPTED 26 MARCH 2018**  
**AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS**  
**A CONDOMINIUM ASSOCIATION, INC.**

**"J-Rules"**  
**DECLARATIONS AND RESTRICTIONS**

**Preamble:**

With the adoption and recording of these Article "J-Rules" they become the documents that will be enforced from this day forward. Any pre-existing non-conforming conditions, existing as of January 1, 2018, shall be deemed existing until such time as any alteration, that includes any portion of this condition, is requested or made. For the alteration to be allowed, it must provide for the total pre-existing non-conforming condition to be brought into compliance with the current "J-Rules".

Past Pre-existing non-conforming conditions may not be used as justification to violate or misinterpret the most current "J-Rules" that have been adopted by the Unit owners and are the documents of record at Pasco County.

**GLOSSARY: For Exhibit "J" Only**

**Duly authorized inspection team of the Association: A team consisting of a Board Member and a member of the Building Review Committee. The function of the team is to ensure compliance of ACPZ J-Rules.**

**Facility: An inclusive item that includes the unit and attaching additions and accessory structures, carports, etc.**

**Set Back Line: Appendix #D-1: For a typical 45x67 ft. lot with or without a principal building (see typical drawing Appendix #D-1):**

- Front 20 ft. from lot line
- Side 7.5 ft. from lot line. (may be averaged on irregular pie shaped lots Appendix #D-2)
- Rear 10 ft. from lot line. (Exception: Accessory structures may be allowed to be 5 ft. from a rear property line on lakefront properties only. The lakefront lot must have sufficient width to build.)

**These are the minimum dimensions mandated by the county (PCLDC Section 530.12 RV Subdivisions).**

**There may be common ground between the front property line and the street. Unit owners are allowed to use this land for grass, stones, and driveways. Parking is allowed except when there is an existing sidewalk.**

**For an irregular, often pie shaped, lot. (See Appendix #D-2)**

**Irregular pie shaped properties may have side setback dimensions that are smaller on one end and larger on the other end. This is when averaging is used to locate a building on a lot. (Averaging is calculated by county during the permit process.)**

Larger lots may have dimensions that are greater than the minimum. They may be narrower in the front or rear and deeper than the 65 ft. typical property. Example would be a narrow front pie shaped property where a building must be setback farther from the property line to allow a 30 foot +/- wide building to be installed because the front is 25 ft. narrower than the usual 45 ft. width. Maintaining front setback of 20 foot minimum between property line to front of the principal structure is essential.

Larger lots accommodate the construction of larger additions. They must still be built within the setbacks. The Park Model (park trailer) is still limited to the dimensions defined in the ACPZ J-Rules.

3. ADDITIONS AND ALTERATIONS:

F. When allowed, landings with or without stairs, shall not extend more than 5 ft. into the front setback.

Accessory structures, such as landings or porches, when allowed in the rear, side, or front setback areas may be enclosed with railings, shades, lattice, or screening (no glass windows). Being in the setback areas they may not be enclosed with insulated walls, heating or air conditioning (i.e.; cannot be made into living space).

Accessory structures, when allowed to extend into any setback, do not change the minimum setback requirement for the principal structure.

9. INSPECTIONS:

No unit or additions may remain on a lot for more than five (5) days without the facility having approved by a duly authorized representative of the Association as having met the requirements of the Association as to the condition and type of facility, and all facilities may be inspected annually as to condition and conformance to these rules and regulations. approval by a duly authorized inspection team representing the Association and ensuring compliance with the ACPZ J-Rules and requirements of the Association as to the condition and type of facility. All facilities may be inspected annually as to condition and conformance to these rules and regulations.

14. SIGNS:

A. No signs of any kind shall be displayed without the written consent of the Board.

B. Rules for "FOR SALE" Signs:

1. One sign per lot only.
2. If there is a building (dwelling or storage shed) on the lot, ~~a sign not to exceed 10' x 16'~~ a sign not to exceed 16 inches x 24 inches by area, can be placed in the window of the building facing the street while the lot/unit is for sale.
3. If no building (dwelling or storage shed) exists on the lot, one (1) free standing sign, not to exceed 16 inches x 24 inches, can be placed on the lot 10 feet from the curb line while the lot is for sale.

C. A sales/rental listing board for lots and units will be made available by the Association.

18. PARKING:

B. Vehicles may be parked on owner's lot but not on side or rear setbacks, nor on sidewalks. Parking is allowed anywhere in the front of the principle structure in the front setback including the front common ground when sidewalks are not present,

THIS REVISED EXHIBIT "J" WAS ADOPTED AT THE ANNUAL MEETING HELD MARCH 26, 2018. PLEASE PLACE THIS IN YOUR "BLUE BOOK" AS IT IS A PART OF YOUR CONDOMINIUM DOCUMENTS WHICH MUST BE MAINTAINED BY THE LOT OWNER.

SIGNED:

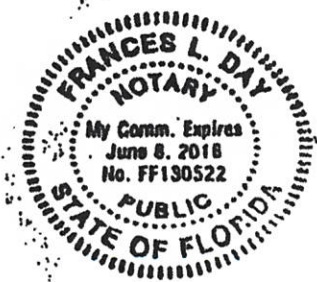
*Mark Labonte*  
Mark Labonte, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me on this 9<sup>th</sup> day of April, 2018, by Mark Labonte, Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who (X) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)

*Frances L. Day*  
Notary Public  
My Commission Expires:





Repl: 1429940 Rec: 27.00  
DS: 0.00 IT: 0.00  
04/20/12 D. Bonilla, Dpty Clerk

This instrument was prepared by:  
Scott E. Gordon, Esq.  
Lutz, Bobo, Telfair, Eastman, Gabel & Lee  
2 N. Tamiami Trail, Suite 500  
Sarasota, FL 34236

J  
R

PAULA S O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
04/20/12 12:32pm 1 of 3  
OR BK 8687 PG 571

CERTIFICATE OF AMENDMENT To 10.1 ON DC14  
TO THE DECLARATION OF CONDOMINIUM  
OF AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS

WE HEREBY CERTIFY THAT the attached Amendment to the Declaration of Condominium of American Condominium Parks-Zephyrhills, located in Pasco County, Florida, were duly adopted by the affirmative vote of more than 75% of the members of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., at a duly called meeting of said members held on March 19, 2012, to amend said Declaration of Condominium recorded in O.R. Book 8345, Pages 206-243, of the Public Records of Pasco County, Florida by the addition of the language attached hereto as Exhibit "A."

IN WITNESS WHEREOF, we have affixed our hands as of the 4<sup>th</sup> day of April, 2012.

Signed, sealed and delivered in the presence of:

AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.

George M Schipper  
Print Name: GEORGE M. SCHIPPER

By: Dennis J. LaBonte  
Dennis J. LaBonte  
As its President

John Walck  
Print Name: JOHN WALCK

George M Schipper  
Print Name: GEORGE M. SCHIPPER

By: Regina Reeves  
Regina Reeves  
As its Secretary

John Walck  
Print Name: JOHN WALCK

STATE OF Pasco Florida  
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared DENNIS J. LaBONTE, as President of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., a Florida not-for-profit corporation, personally known to me or who has produced as identification, and he acknowledged the execution



thereof to be his free act and deed, on behalf of the corporation and for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the county and state last aforesaid, this 4<sup>th</sup> day of April, 2012.

Frances L. Day  
Notary Public

My Commission Expires:

STATE OF Florida  
COUNTY OF Pasco



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared REGINA REEVES, as Secretary of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., a Florida not-for-profit corporation, personally known to me or who has produced \_\_\_\_\_ as identification, and he acknowledged the execution thereof to be his free act and deed, on behalf of the corporation and for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the county and state last aforesaid, this 4<sup>th</sup> day of April, 2012.

Frances L. Day  
Notary Public

My Commission Expires:



EXHIBIT "A"

The Declaration of Condominium for American Condominium Parks-Zephyrhills is hereby amended by adding the following language to said Declaration:

"25. Occupancy Policy: Each unit shall be used for single family residential purposes only. When a unit is occupied, one of the occupants must hold equitable title or lease to the unit and must be fifty-five (55) years of age or older. No person under the age of eighteen (18) will reside with him/her. People under the age of eighteen (18) are allowed on the condominium property only for visits with relatives and for not more than thirty (30) consecutive days and not more than sixty (60) total days per calendar year.

Immediate family members (defined as parents, grandparents, children, grandchildren, brothers and sisters) under the age of fifty-five (55) and over the age of eighteen (18) may temporarily occupy a unit owned by an immediate family member over the age of fifty-five (55) without the owner being present. This will be by written permission from the unit owner, will not be considered a lease or rental, and will not exceed thirty (30) days duration during any calendar year.

24CFR Part 100 subpart E mandates that at least eighty percent (80%) of our units that are occupied must be occupied by at least one person who is fifty-five (55) years of age or older. The association reserves the remaining twenty percent (20%) for rights of inheritance and surviving spouse. This means that upon death of the over fifty-five (55) owner/resident, the heirs or surviving spouse under fifty-five (55) will not be required to sell or move out of the property and may live in it. If they choose to sell or rent the property, it must be to a person fifty-five (55) years of age or older."



Rept: 1308176 Rec: 333.00  
DS: 0.00 IT: 0.00  
06/02/10 K. Garcia, Dpty Clerk

Prepared by and return to:  
David J. Murphy, Esquire  
Greenfelder, Mander, Murphy,  
Dwyer & Morris  
14217 Third Street  
Dade City, FL 33523-3828

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
06/02/10 09:14am 1 of 39  
OR BK 8345 PG 206

**AMENDED NOTICE OF AMERICAN CONDOMINIUM PARKS -  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.  
PURSUANT TO CHAPTER 712, FLORIDA STATUTES**

This Amended Notice is filed pursuant to Section 712.03(2) Florida Statutes to preserve and protect an interest in real property. American Condominium Parks - Zephyrhills, a Condominium Association, Inc., hereby gives notice of its interest in real property as follows:

1. This Amended Notice is filed by Robert G. Snyder, President of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., 35136 Condominium Blvd., Zephyrhills, FL 33541.
2. The real property in which this interest is claimed is located in Pasco County, Florida, and is more specifically described as follows:

See Attached Exhibit A

3. An Affidavit pursuant to 712.06(1)(b) Fla. Stat. is attached hereto as Exhibit B.
4. The real property interest for which this notice is given is a Declaration of Condominium recorded in O.R. Book 1425, Pages 1153 through 1187, Public Records of Pasco County, Florida, a copy of which is attached to this notice as Exhibit C and hereby incorporated as a part hereof.

Dated this 28<sup>th</sup> day of May, 2010.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

[Signature]  
Witness: JOHN WALKER

By: [Signature]  
Robert G. Snyder, President

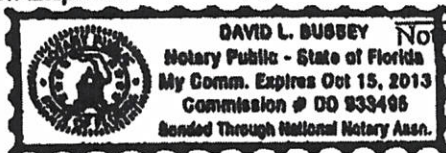
[Signature]  
Witness: FRANCES L. DAY

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledge before me on this 28<sup>th</sup> day of May, 2010, by Robert G. Snyder, as President of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who is personally known to me or produced as proper identification

My Commission Expires: 10-15-2013

[Signature]  
Notary Public: DAVID L. BUSSEY





Prepared by and return to:  
David J. Murphy, Esquire  
Greenfelder, Mander, Murphy,  
Dwyer & Morris, P.A.  
14217 Third Street  
Dade City, FL 33523-3828

Rcpt: 1300225 Rec: 18.50  
DS: 0.00 IT: 0.00  
04/16/10 S. Hatcher, Dpty Clerk  
PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER  
04/16/10 04:36pm 1 of 2  
OR BK **8312** PG **1568**

**RESOLUTION AMENDING BYLAWS OF AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

**WHEREAS**, the Bylaws of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. were recorded on June 26, 1985 in Official Record Book 1419, Pages 1121 through 1141 of the Public Records of Pasco County, Florida; and

**WHEREAS**, Certificates and/or Resolutions amending the Bylaws of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. were recorded on April 7, 1988 in O.R. Book 1695, Page 49; on May 5, 1992 in O.R. Book 3026, Page 250; on April 15, 1993 in O.R. Book 3138, Page 55; on May 22, 1998 in O.R. Book 3938, Page 1163; and on May 14, 2007 in O.R. Book 7496, Page 1644, Public Records of Pasco County, Florida; and

**WHEREAS**, a majority of the voting interests of the membership of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. has approved an additional amendment to the Bylaws of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. as set forth herein at a noticed meeting at which the amendment was considered.

**NOW, THEREFORE**, it is hereby resolved as follows:

1. Section 2.2A of the Bylaws of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. which is contained in a Certificate (of Amendment) recorded on April 7, 1988 in O.R. Book 1695, Page 49, of the Public Records of Pasco County, Florida, is hereby rescinded.
2. Membership meetings shall hereafter be held in accordance with Section 2 of the original Bylaws of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. recorded June 26, 1985 in O.R. Book 1419, Pages 1121 through 1141, of the Public Records of Pasco County, Florida.

The Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., by and through its undersigned president and secretary, certifies that this Resolution was approved by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. at the annual membership meeting held March 15, 2010.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.

*George M. Schipper*  
Witness: GEORGE M. SCHIPPER

By: *Robert G. Snyder*  
Robert G. Snyder, President

*Pauline C. Breton*  
Witness: PAULINE C. BRETON

By: *Paul Stakun*  
Paul Stakun, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledge before me on this 14<sup>th</sup> day of April, 2010, by Robert G. Snyder, as President of the Board of Directors and Paul Stakun, as Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium, Inc., who  are personally known to me or \_\_\_\_\_ have produced as proper identification

My Commission Expires:

  
Notary Public: FRANCES L. DAY



A C P Z

2010053389

Prepared by and return to:  
David J. Murphy, Esquire  
Greenfelder, Mander, Murphy,  
Dwyer & Morris  
14217 Third Street  
Dade City, FL 33523-3828

Rcpt: 1300225 Rec: 180.00  
DS: 0.00 IT: 0.00  
04/16/10 S. Hatcher, Dpty Clerl

PAULA B. O'NEIL - PASCO CLERK & COMPTROLLER  
04/16/10 04:36pm 1 of 21  
OR BK 8312 PG 1570

**CERTIFICATE OF AMENDMENT OF EXHIBIT "J"  
TO THE DECLARATION OF AMERICAN CONDOMINIUM PARKS -  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, a Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., was recorded in Official Record Book 1425, Pages 1153 through 1187 of the Public Records of Pasco County, Florida on June 26, 1985; and

WHEREAS, Certificates of Amendment to Exhibit "J" of the Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., were recorded on February 7, 2000 in O.R. Book 4307, Page 671; on September 11, 2003 in O.R. Book 5535, Page 297; on September 30, 2003 in O.R. Book 5560, Page 1190; on April 13, 2005 in O.R. Book 6319, Page 1041; and on March 28, 2008 in O.R. Book 7797 Page 649, all in the Public Records of Pasco County, Florida; and

WHEREAS, new amendments to "Exhibit J" were adopted by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. on March 15, 2010;

NOW, THEREFORE, American Condominium Parks - Zephyrhills, a Condominium Association, Inc., by and through its undersigned president and secretary, certifies and hereby records the attached Exhibit "J", which was approved by the affirmative vote of a majority of the voting interests of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. at the annual membership meeting held March 15, 2010.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

George Schipple  
Witness: GEORGE SCHIPPLE

By: Robert G. Snyder  
Robert G. Snyder, President

Pauline C. Breton  
Witness: PAULINE C. BRETON

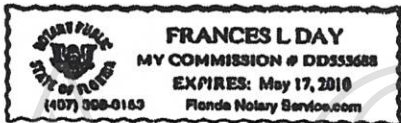
By: Paul Stakun  
Paul Stakun, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledge before me on this 14<sup>th</sup> day of April, 2010, by Robert G. Snyder, as President of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. and Paul Stakun, as Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who  are personally known to me or \_\_\_\_\_ have produced as proper identification

My Commission Expires:

  
Notary Public: FRANCES L. DAY



AC P Z



MAR 26 2008

Prepared by and return to:  
David J. Murphy, Esquire  
Greenfelder, Mander, Murphy,  
Dwyer & Morris  
14217 Third Street  
Dade City, FL 33523-3828

Rept: 1170472 Rec: 18.50  
DS: 0.00 IT: 0.00  
03/28/08 \_\_\_\_\_ Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
03/28/08 09:38am 1 of 2  
OR BK 7797 PG 649

**CERTIFICATE OF AMENDMENT TO EXHIBIT "J"  
TO THE DECLARATION OF AMERICAN CONDOMINIUM PARKS -  
ZEPHYRHILLS, A CONDOMINIUM ASSOCIATION, INC.**

**WHEREAS**, a Declaration of Condominium of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., was recorded in Official Record Book 1425, Pages 1153 through 1187 of the Public Records of Pasco County, Florida on June 26, 1985; and

**WHEREAS**, a Certificate of Amendment to Exhibit "J" of the Declaration of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., was recorded in Official Record Book 5535, Pages 297 through 306 of the Public Records of Pasco County, Florida on September 11, 2003; and

**WHEREAS**, the following amendment to Section 4, Paragraph B of the above-described Exhibit "J" was approved by the affirmative vote of a majority of the voting interests of the Condominium Association at the annual membership meeting held March 17, 2008:

**4. LIMITATIONS ON ADDITIONS:**

**B. All separate and free standing buildings (accessory structures) are limited to one hundred (100) square feet or less in floor size and must be located to the rear of the lot and within the set back lines. Other sizes may be or not be approved by the Board. If approved, larger buildings must be incorporated and attached to an approved principal structure which is either a Park Model or a Roof-over that completely covers the allowable building area. No accessory structures, larger than one hundred (100) square feet in floor size, shall be constructed or set upon a lot until the construction of the principal structure has been actually commenced. Storage buildings may be on skids or a cement base. In any event, buildings must be tied down securely. Roof design must be approved by the Board. Color - white or good match to RV.**





MAR 26 2008

**CERTIFICATE OF AMENDMENT TO EXHIBIT  
"J" TO THE DECLARATION OF AMERICAN  
CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.**  
Page 2

NOW, THEREFORE, the board of directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., by and through its undersigned president and secretary, certifies and hereby records the attached Exhibit "J" which was adopted March 17, 2008.

AMERICAN CONDOMINIUM PARKS - ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

*Frances L. Day*  
Witness: FRANCES L. DAY

By: *John Fonk*  
John Fonk, President

*Frances L. Day*  
Witness: FRANCES L. DAY

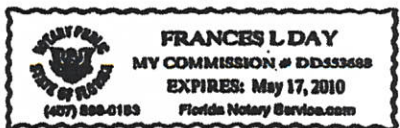
By: *Eugene Tauriainen*  
Eugene Tauriainen, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledge before me on this 26 day of March, 2008, by John Fonk, as President of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc. and Eugene Tauriainen, as Secretary of the Board of Directors of American Condominium Parks - Zephyrhills, a Condominium Association, Inc., who  are personally known to me or \_\_\_\_\_ have produced as proper identification

My Commission Expires:

*Frances L. Day*  
Notary Public: FRANCES L. DAY



Rept: 720387 Rec: 6.00  
DS: 0.00 IT: 0.00  
09/30/03 Dpty Clerk

CERTIFICATE

I, Regina S. Reeves, being the duly elected secretary of American Condominium Parks- Zephyrhills, A Condominium Association, Inc., do hereby certify that at a duly called meeting of the membership of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., March 17, 2003 the Declaration of Condominium was amended by eliminate the following:

- 23.4 To eliminate from the clubhouse, one (1) laundry room with eight (8) coin operated washers and eight (8) coin operated dryers.

I, Regina S. Reeves. As secretary of American Condominium Parks - Zephyrhills, A Condominium Association,, Inc. do herby set my hand and the seal of the corporation to this certificate this 29<sup>th</sup> day of September, 2003.

Signed and sealed in the presence of:

*[Signature]*  
WITNESS

*Regina S. Reeves*  
Regina S. Reeves, Secretary

*Sandra M. Moran*  
WITNESS

State of Florida  
County of Pasco

The undersigned, Regina S. Reeves, personally known to me to be secretary of American Condominium Parks- Zephyrhills, A Condominium Association, Inc.

Signed and acknowledged the execution of the foregoing certificate this 29<sup>th</sup> day of September, 2003.

*Rosemary A. Bush*  
NOTARY PUBLIC

OFFICIAL NOTARY SEAL  
ROSEMARY A BUSH  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD088070  
MY COMMISSION EXP. JAN. 31, 2006

09/30/03 PASCO COUNTY CLERK  
OR BK 5560 Pg 1190

*American Condo Parks*  
*35136 Condo Blvd*  
*0111 1111 - 11*

10.50

1539250

CERTIFICATE OF AMENDMENT  
TO  
BYLAWS  
OF  
AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS,  
A CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY that the attached amendments to the Bylaws of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., as described in O.R. Book 1419 at Page 1121 of the Official Records of Pasco County, Florida were duly approved as required by said Bylaws at a meeting of the members held on March 15, 1993, in the manner prescribed by said Bylaws.

IN WITNESS WHEREOF, we have affixed our hands this 12 day of April, 1993, at Pasco County, Florida.

AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS  
A CONDOMINIUM ASSOCIATION, INC.

Witnesses:

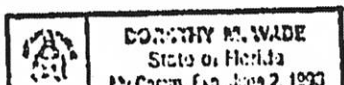
Elwyn C. Hernandez  
William W. Davis

By: William W. Davis  
William W. Davis, President  
35162 Danny Drive  
Zephyrhills FL 33541  
[Address]

Attest: George M. Schipper  
George M. Schipper, Secretary  
4961 BRITNI WAY  
ZEPHYRHILLS FL 33541  
[Address]

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 12 day of April, 1993, by William W. Davis, and George M. Schipper, to me known to be the President and Secretary, respectively, of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., who are personally known to me or who have produced \_\_\_\_\_ as identification, and who did [did not] take an oath. If no type of identification is indicated, the above-named person(s) is/are personally known to me.

  
DOROTHY M. WADE  
State of Florida  
My Comm. Exp. June 2, 1993  
My Commission Expires

Dorothy M. Wade  
Notary Public, State of Florida  
Dorothy M. Wade  
[Printed Name of Notary]

Return to: Elizabeth L. Trundle, Esq.  
Becker & Poliakoff, P.A.  
One North Dale Mabry, Suite 820  
Tampa, Florida 33609

(Personally Known)

93 APR 15 PM 1:20

997280

FILED FOR RECORD  
PASCOCOUNTY, FL

ADOPTED AMENDMENTS TO THE BYLAWS  
 AMERICAN CONDOMINIUM PARKS - ZEPHYRILLS  
 A CONDOMINIUM ASSOCIATION, INC.

Additional text is shown by underlining 8639238 V5532224 04/15/93 12:42 PM  
 Deleted text is shown by ~~strike-through~~ RECORDING/INDEXING 9.00  
 RECORDS MODERNIZATION FEE 1.50

2. MEMBERS' MEETINGS

TOTAL: 10.50

2.3 NOTICE OF MEMBERS' MEETINGS - Notice of the annual meeting shall be sent to each unit owner by United States ~~mail~~, or hand-delivered, at least 14 days prior to the annual meeting. A post office certificate, or signed receipt in the case of hand delivery of the notice, shall be obtained and retained as proof of such mailing notice. Written notice of the meeting shall also be posted in a conspicuous place on the Condominium property at least 14 continuous days prior to the annual meeting.

2.4 NOTICE OF BUDGET MEETINGS - The Board of Administration/Directors shall also mail or hand-deliver a meeting notice and copies of the proposed annual budget of common expenses to the unit owners not less than ~~30~~ 14 days prior to the meeting at which the budget will be considered.

2.7 NOTICE OF OTHER SPECIAL MEETINGS - Notice of other special meetings not covered above shall be in writing and mailed or hand-delivered to each member, and if mailed, by first class, postage pre-paid, not less than 10 days prior to the meeting.

Substantial Revision of text. See existing section for current provisions.

3. BOARD OF ADMINISTRATION/DIRECTORS

3.9 TERM OF BOARD MEMBERS - In order to provide for continuity of experience, the Board Members shall be elected to staggered terms of two years each. Beginning with the 1994 Annual Meeting, two directors shall be elected to serve initial one-year terms, and three directors shall be elected to serve initial two-year terms. The three candidates receiving the highest number of votes shall serve the two-year terms. If the Developer is still allowed to appoint one person to the Board, that person shall be appointed to fill one of the initial one-year terms. Thereafter, all Board Members shall be elected, or appointed by the Developer if appropriate, to serve two-year terms.

9.00  
1.50  
12.00  
8.00  
30.50

A.C.P. Zhill  
P.O. Box 1799  
Z'hill, Fla 33541

CERTIFICATE

9.00  
1.50  
8.00  
4.00  
22.50

I, Bobby G. Baker, being the duly elected Vice President of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., do hereby certify that certain amendments were made to the Bylaws of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., at duly called meetings of the membership of American Condominium Parks-Zephyrhills, a Condominium Association, Inc. Those amendments are as follows:

At a meeting of the membership of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., held on March 24, 1987, the Bylaws were amended as follows:

1.2 Fiscal Year: The fiscal year of the Association shall be April 1 to March 31.

At a meeting of the membership of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., held on March 29, 1988, the Bylaws were amended as follows:

7.11 Collection-Interest: Application of Payments. Assessments paid on or before ten (10) days shall not bear interest, but all sums not paid on or before ten (10) days shall be subject to a late charge of \$2.00. All payments upon account shall be first applied to late charges and then to the assessment payment first due. All late charges collected shall be credited to the common expense account.

At an annual membership meeting of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., on ~~May 29~~ March 29, 1988, the Bylaws of Association were amended as follows:

Page BL-11 embodying Bylaw 4.14 through the end of Bylaw recorded at O.R. 1419 Page 1131 of the recorded official record of Pasco County, Florida, was deleted.

THIS CERTIFICATE IS BEING RE-RECORDED TO CORRECT DATE OF THE ANNUAL MEMBERSHIP MEETING OF AMERICAN CONDOMINIUM ASSOCIATION, INC.

O.R. 3026 PAGE 0249

O.R. ~~3022~~ PAGE 0321

830317

FILED FOR RECORD  
MAR 27 1988  
MAR 27 1988

I, Bobby G. Baker, as Vice President of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., do hereby set my hand and the seal of Corporation to this certificate this

MAY 5 th , 1992.

Signed and sealed in the presence of:

RECORD VERIFIED  
JED PITTMAN  
Clerk Circuit Court, Pasco County

[Signature]  
Witness

Bobby G. Baker  
Bobby G. Baker, Vice President

[Signature]  
Witness

FILED FC: SECTION  
MAY 5 12 49 PM '92  
886418

State of Florida  
County of Pasco

The undersigned, Bobby G. Baker, personally known to me to be Vice President of American Condominium Parks-Zephyrhills, a Condominium Association, Inc., appeared before me and signed and acknowledged the execution of the foregoing certificate this 5 th day of MAY 1992.

21391850 45287861 05/05/92 02:20 PM  
RECORDING/INDEXING 9.00  
RECORDS MODERNIZATION FEE 1.50  
CERTIFICATIONS & SEARCHES 8.00  
COPIES-RECORDED 4.00

TOTAL: 22.50

[Signature] 22.50  
J. D. Garber, Notary Public 22.50

My Commission Expires:

R1283496 V5279544 05/05/92 12:52 PM  
RECORDING/INDEXING 9.00  
RECORDS MODERNIZATION FEE 1.50  
CERTIFICATIONS & SEARCHES 8.00  
COPIES-RECORDED 12.00

TOTAL: 30.50

CHECK #: 4772 30.50  
CUNNBR 01-B AMT PAID: 30.50



Notary Public, State of Florida  
J. D. GARBER  
My Comm. Exp. Feb. 3, 1996  
Comm. No. CC 177751

**COVER PAGE**  
**AMERICAN CONDOMINIUM PARKS**  
**ZEPHYRHILLS**  
**MEMBERS COPY**

**FIRST SECTION - Declaration of Condominium**  
**Pages DC-1 Thru DC-26**

**SECOND SECTION - Exhibits**

- Ex "A" Description of Phase I
- Ex "B" Description of Phase II
- Ex "C" Page saying "There is no Exhibit C"
- Ex "D" Map of original lot lay out (some of these lots are not numbered same as plat filed with county)
- Ex "E" Percentage of ownership
- Ex "D" " " "
- Ex "F" " " "
- Ex "G" " " "
- Ex "H" " " "

**PAGE OR 1425 PG 1187 CORRECTION OF ERROR IN FILING ORIGINAL**  
**Declaration of Condominium**

Ex "J" See attached amended as of 3-94

**BUDGETS - See attached for 96-97 fiscal year**

**CERTIFICATION BY SECRETARY OF STATE (FL) That the following**  
**articles of incorporation is a true copy**

**ARTICLES OF INCORPORATION**  
**Pages AC-1 thru AC-14**

**EXHIBIT "I" BYLAWS**

Pages BL-1 thru BL-18

Page O.R. 1419 PG 1141 Certification of correction of BL

**CERTIFICATES OF AMENDMENT TO BY LAWS**

O.R. 1695 PG 0049

Provides for a regular meeting of the membership at  
9:30 AM on the third Monday of November & January.

Adopted 3-29-88

O.R. 3026 PG 0249 & 0250

Provides for 2.00 per month late charge

Adopted 3-29-88

O.R. 3138 PG 0056 & 0057

Provides for the hand delivery of notices and two  
year terms for board members

Adopted 3-15-93