

Prepared by and Return To:  
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KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2021284383 08/30/2021 01:22 PM  
OFF REC BK: 21693 PG: 955-956  
DocType:RST RECORDING: \$18.50

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
THE VILLAGE AT BENTLEY PARK**

**NOTICE IS HEREBY GIVEN** that at a duly called meeting of the members on July 26, 2021, by the affirmative vote of not less than two-thirds (2/3) of the owners present and voting at a meeting at which a quorum is present, the Declaration of Covenants and Restrictions for The Village at Bentley Park, as originally recorded in O R. Book 5939, Page 133, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Covenants and Restrictions for The Village at Bentley Park."

**IN WITNESS WHEREOF**, THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 29<sup>th</sup> day of July, 2021.

THE VILLAGE AT BENTLEY PARK  
HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

By: Michael Hurbert Sr.  
MICHAEL HURIBUET, as President  
Printed Name

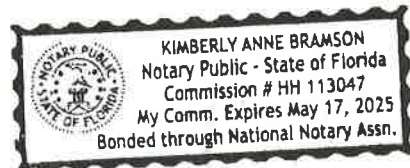
ATTEST:

Patrick Riccio  
PATRICK RICCIO, as Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of July, 2021, by Michael Hurbert, as President and Patrick Riccio, as Secretary, of THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 5/17/25



**SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
THE VILLAGE AT BENTLEY PARK**

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

1. Article V, Covenants for Assessments, Section 9, Subordination of the Lien to Mortgages, shall be amended to read as follows:

Section 9. Subordination of the Lien to Mortgages.

(a) The lien of the assessments against any Lot shall be subordinate to the lien of any First Mortgagee now or hereafter placed upon the Lot, but only to the extent as provided for in Florida Statute Section 720.3085, as same may be amended from time to time. If a First Mortgagee of record, or other purchaser, obtain title to such property as a result of foreclosure of the lien of such First Mortgagee or as a result of a deed given in lieu of foreclosure thereof, such acquiror of title and his successors and assigns shall ~~not~~ be liable for the assessments by the Association chargeable to the former owner of such Lot which became due and payable prior to the acquisition of title as a result of the foreclosure or deed given in lieu of foreclosure, to the extent provided for in Florida Statute Section 720.3085, as same may be amended from time to time. ~~unless such assessments are secured by a claim of lien for assessments that is recorded prior to the recording of such mortgage.~~

(b) Such sale of transfer shall not relieve such Lot from liability for any past due assessments, interest and late fees as provided by Florida Statute Section 720.3085, any attorney's fees and costs incurred in pursuing collection of past due assessments and any assessments thereafter becoming due. of from the lien of any such subsequent assessment. Any such subsequent assessments shall be subordinate to the lien of a First Mortgage placed upon the Lot prior to the time of the recorded of such subsequent lien.

**EXHIBIT "A"**