

Law Office of
LAURALEE G. WESTINE, P.A.

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Palm Harbor, Florida 34684

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September 9, 2004

RE: Tarpon Woods 4th Addition-Deed Restrictions Extension

Dear Neighbor:

After a diligent effort, we received the requisite number of signatures to extend the Deed Restrictions for the Tarpon Woods 4th Addition. Those documents were filed and recorded September 2, 2004 with the Clerk of the Court. Although the volunteer committee anticipated a recording fee of approximately \$200.00, due to a recent fee increase, the actual recording cost was \$877.00.

When this journey began, it was not the intention of the volunteer committee to request reimbursement for costs from the homeowners in the Tarpon Woods 4th Addition; however, our out of pocket costs have considerably exceeded the figures that we anticipated. As such, we are requesting a contribution of \$20.00 from each home in the 4th Addition to defray the costs expended by the volunteer committee to date. In the unlikely event that contributions exceed the costs, we will donate the excess to the Tarpon Woods Island Alliance.

The reimbursable receipted costs to date are listed below. However, each of the members of the committee have "donated" postage, reams of paper, and envelopes that have gone unrecorded and thus, will not be reimbursed.

• Filing Fee	\$877.00
• Mailings and Signage	\$275.00
• Copying of Deed Restriction packages	<u>\$210.00</u>
Total	\$1362.00

In order to simplify this process, please make checks payable to the "Law Office of Lauralee G. Westine PA". We have enclosed a self addressed stamped envelope for your convenience. To preserve the integrity of the process, I will keep a proper audit trail and will reimburse the members of the committee and make a final donation to the Tarpon Woods Island Alliance should donations exceed the costs. Should anyone desire to review the "Reimbursement File", please do not hesitate to contact me to arrange a meeting at my office.

In light of the fact that the extension of these Deed Restrictions will have a lasting benefit on all the homeowners in the Tarpon Woods 4th Addition, we would greatly appreciate your contribution. Thank you in advance for your consideration and timely response to this request.

Sincerely,

Lauralee G. Westine

Prepared By and Return to:

Lauralee G. Westine
3380 Tarpon Woods Boulevard
Palm Harbor, Florida 34684

**FOURTH AMENDMENT TO TARPON WOODS 4TH ADDITION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Article VI, Section 4, THIRD AMENDMENT TO TARPON WOODS 4TH ADDITION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as recorded at O.R. Book 5234, Pages 1055 through 1060, Public Records of Pinellas County, Florida, two-thirds (2/3) or more of the undersigned lot owners subject to said Declaration hereby make this FOURTH AMENDMENT TO TARPON WOODS 4TH ADDITION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

WITNESSETH:

WHEREAS, TARPON WOODS DEVELOPMENT, INC., a Florida corporation, caused to be recorded among the Public Records of Pinellas County, Florida, that certain TARPON WOODS 4TH ADDITION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter referred to as "ORIGINAL DECLARATION"), recorded in O.R. Book 4911, Page 2039, Public Records of Pinellas County, Florida, the 12th day of September 1979. Other amendments to the ORIGINAL DECLARATION were subsequently recorded in O.R. Book 4985, Pages 1751 through 1752; O.R. Book 5045, Pages 151 through 158; and O.R. Book 5234, Pages 1055 through

1060, Public Records of Pinellas County, Florida (hereinafter referred to as "DECLARATION AS AMENDED"), and

WHEREAS, Article VI, Section 4 of said DECLARATION AS AMENDED provides as follows:

"Section 4: This Declaration may be amended during the twenty-five year period by an instrument signed by two-thirds (2/3) or more of all the lot owners subject thereto. Any amendment to this Declaration must be recorded with the formalities necessary to the recordation of a Deed."

WHEREAS, it is the intention of two-third (2/3) or more of the lot owners subject to the DECLARATION AS AMENDED to file this FOURTH AMENDMENT TO TARPON WOODS 4TH ADDITION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS within twenty-five years of the recording of the ORIGINAL DECLARATION, which Amendment shall be effective upon filing among the Public Records of Pinellas County, Florida.

NOW, THEREFORE, two-thirds (2/3) or more of the lot owners subject to the DECLARATION AS AMENDED, hereby modify and amend said DECLARATION AS AMENDED as follows:

1. Amend and modify Article VI, Section 3 of the DECLARATION AS AMENDED which currently reads:

"SECTION 3. "Duration". The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date the Declaration is recorded."

2. Amend and modify Article VI, Section 3 of the DECLARATION AS AMENDED to read as follows:

"SECTION 3. "Duration." These covenants are to run with the land, and shall be binding on all parties and all persons claiming ownership under them, for a period of twenty-five (25) years from the date the FOURTH

AMENDMENT TO TARPON WOODS 4TH ADDITION
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS is recorded, after which time said covenants shall be
automatically extended for successive periods of ten (10) years, unless an
instrument signed by two-thirds (2/3) of the then owners of the lots has
been recorded, agreeing to change said covenants in whole or in part."

3. Amend and modify Article VI, Section 3 of the DECLARATION AS
AMENDED which currently reads:

"Section 4: This Declaration may be amended during the twenty-five year
period by an instrument signed by two-thirds (2/3) or more of all the lot
owners subject thereto. Any amendment to this Declaration must be
recorded with the formalities necessary to the recordation of a Deed."

4. Amend and modify Article VI, Section 4 of the DECLARATION AS
AMENDED to read as follows:

"SECTION 4. "Amendments." So long as the covenants, conditions and
restrictions of this Declaration run with the land and are binding on all
parties claiming under them, this Declaration may be amended at any time
by an instrument signed by two-thirds (2/3) or more of all the lot owners
subject thereto. Any amendment to this Declaration must be recorded
with the formalities necessary to the recordation of a Deed."

All other terms and conditions of said DECLARATION AS AMENDED, not
expressly modified or amended herein, shall remain in full force and effect as to all lots
subject thereto, as shown on the plat of TARPON WOODS 4TH ADDITION according to
the plat thereof recorded in Plat Book 80, Pages 49 and 50, Public Records of Pinellas
County, Florida.

It is the intent of the parties that the signature pages of this document may be
executed in counterparts, each of which shall constitute an original signature page to this
document.

IN WITNESS WHEREOF, the undersigned has set their hand and seal.

[SIGNATURES ON THE FOLLOWING PAGES]