

293

INST # 96-265290
SPT 27, 1996 3:58PM

PINELLAS COUNTY FLA.
OFF.REC.BK 9476 PG 810

This instrument was prepared by
and should be returned to:

Thomas W. Black
Hill, Ward & Henderson, P.A.
101 East Kennedy Boulevard
Suite 3700
Tampa, Florida 33602

EC070383 MJB 09-27-1996 15:39:08
11 3010 - 00000706
DCL-WALTSONS INC
RECORDING

1 310.50
TOTAL \$10.50
CHARGE AMOUNT: \$10.50

nde

1050
1050

SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF KEYSTONE

THIS SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF KEYSTONE is executed by WALTSONS, INC., a Florida
corporation ("Waltsons"), effective as of September 1, 1996.

TOTAL 1050

RECITALS

A. Waltsons is the Developer under the Declaration of
Covenants, Conditions and Restrictions of Keystone dated August 7,
1995, recorded in O.R. Book 9076, page 234, of the public records
of Pinellas County, Florida, (the "Declaration").

B. Waltsons is the owner of the real property located in
Pinellas County, Florida, legally described as follows (the
"Additional Property"):

KEYSTONE-RHASE 2, as per map or plat thereof
recorded in Plat Book 114, pages 17, 18 and 19 of
the public records of Pinellas County, Florida.

C. The Additional Property is contiguous to the Property (as
defined and described in the Declaration), and Waltsons desires to
make the Additional Property subject to the Declaration.

THEREFORE, pursuant to Section 9 of Article VIII of the
Declaration, Waltsons declares that the Additional Property is
subject to the provisions of the Declaration, that the Additional
Property constitutes a part of the "Property" (as that term is used

in the Declaration), and that this instrument constitutes the supplemental declaration referred to in Section 9 of Article VIII of the Declaration.

WITNESSES:

Charlotte M. Fowler
Name: Charlotte M. Fowler
(Type or Print Name)

E. R. GARGES
Name: Eric R. GARGES
(Type or Print Name)

WALTSONS, INC., a Florida corporation

By: Robert A. Walter
Robert A. Walter
Vice President

Address: 4320 West Kennedy Boulevard
Tampa, Florida 33609

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17 day of September, 1996, by Robert A. Walter, as Vice President of Waltsons, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

Charlotte M. Fowler
Notary Public

(NOTARY SEAL)

(Type, Stamp or Print Name)

My commission expires:



PREPARED BY AND RETURN TO:
JOSEPH R. CIANFRONE, P.A.
1068 BAYSHORE BOULEVARD
DUNEDIN, FLORIDA 34698

PAGES 3
ACCT _____
REC 15.00
DRAWS _____
DS _____
INT _____
FEES _____
MTF _____
PAC _____
REV _____
TOTAL 15.00
- CH BAL _____
CHG AMT _____

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

98050272 12-09-2002 08:32:17 PAH
51 AFF-KEYSTONE HOMEOWNERS
007135
IH:02458642 BK:12397 SFG:1054 EFG:1056
RECORDING 003 PAGES 1 \$15.00

TOTAL: \$15.00
CHECK AMT.TENDERED: \$15.00
CHANGE: \$.00
BY _____ DEPUTY CLERK

02-458642 DEC- 9-2002 8:31AM
PINELLAS CO BK 12397 PG 1054



CERTIFICATE OF AMENDMENT
TO
BYLAWS
OF
KEYSTONE HOMEOWNER'S ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on NOVEMBER 14TH, 2002, by a vote of a majority of a quorum of members present in person or by proxy, and after the unanimous adoption of a resolution proposing said amendments by the Board of Directors, the Bylaws of KEYSTONE HOMEOWNER'S ASSOCIATION, INC. are hereby amended as follows:

The Bylaws of KEYSTONE HOMEOWNER'S ASSOCIATION, INC. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Bylaws of KEYSTONE HOMEOWNER'S ASSOCIATION, INC."

IN WITNESS WHEREOF, KEYSTONE HOMEOWNER'S ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 2ND day of DECEMBER, 2002.

KEYSTONE HOMEOWNER'S
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

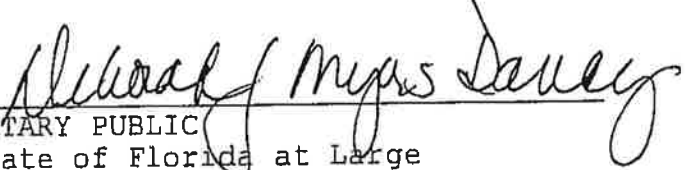
[Signature]
Secretary

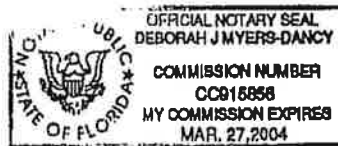
By:

[Signature]
President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 2ND day of DECEMBER, 2002, personally appeared before me JOHN D. DONNELLY, President, and Donna Kaley, Secretary of KEYSTONE HOMEOWNER'S ASSOCIATION, INC., and acknowledged the execution of this instrument for the purposes herein expressed.


NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



SCHEDULE OF AMENDMENTS
TO
BYLAWS
OF
KEYSTONE HOMEOWNER'S ASSOCIATION, INC.

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

1. Article III, Section 1. Annual Meeting of the Bylaws is amended to read as follows:

Section 1. Annual Meeting. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and ~~each subsequent~~ the regular annual meeting of the members shall be held ~~on the same day of the same month of each year thereafter, at the hour of seven o'clock p.m. If the day for the annual meeting of the members is a legal holiday, the meeting will held at the same hour on the first day following which is not a legal holiday.~~ during the month of November, hereinafter at the hour of 7:00 p.m.

The rest of Article III remains the same.

EXHIBIT "A"

RETURN TO:
JOSEPH R. CIANFRONE, P.A.
1964 BAYSHORE BOULEVARD
DUNEDIN, FLORIDA 34698

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2006080668 03/03/2006 at 01:51 PM
OFF REC BK: 14152 PG: 1393-1395
DocType:RST RECORDING: \$27.00

CERTIFICATE OF AMENDMENT
TO
BYLAWS
OF
KEYSTONE HOMEOWNER'S ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on November 8, 2004, by a vote of a majority of a quorum of members present in person or by proxy, the Bylaws of KEYSTONE HOMEOWNER'S ASSOCIATION, INC. are hereby amended as follows:

The Bylaws of KEYSTONE HOMEOWNER'S ASSOCIATION, INC. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to By-Laws of Keystone Homeowner's Association, Inc."

IN WITNESS WHEREOF, KEYSTONE HOMEOWNER'S ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 27 day of JANUARY, 2005.

KEYSTONE HOMEOWNER'S
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

By: Robert L. Miner
President

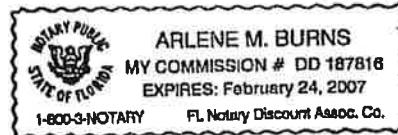
Lisa R Lambert
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 27 day of JANUARY, 2005, personally appeared before me ROBERT MINER President, and LISA LAMBERT Secretary of KEYSTONE HOMEOWNER'S ASSOCIATION, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

Arlene M Burns

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



SCHEDULE OF AMENDMENTS
TO
BY-LAWS
OF
KEYSTONE HOMEOWNERS ASSOCIATION, INC.

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

ARTICLE V - NOMINATION AND ELECTION OF DIRECTORS

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. At the initial election a simple majority of the Directors with the highest number of votes shall be elected for a term of two (2) years and the remaining Directors for a term of one (1) year. Thereafter, all Directors will be elected for a term of two (2) years. Cumulative voting is not permitted.