

PREPARED BY AND RETURN TO:
Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
CAYA COSTA
AND
BY-LAWS OF CAYA COSTA COMMUNITY ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on MARCH 31, 2021 by a majority vote of the total membership, the Declaration of Covenants and Restrictions for Caya Costa and the By-Laws of Caya Costa Community Association, Inc., as originally recorded in O.R. Book 5785, Page 219 et seq.(the By-Laws being recorded as an Exhibit to the Declaration), as amended from time to time, and as preserved by that certain Notice of Preservation recorded at O.R. Book 18411, Page 1512 et seq., all of the Public Records of Pinellas County, Florida, is hereby amended as follows:

The Declaration of Covenants and Restrictions for Caya Costa and the By-Laws of Caya Costa Community Association, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants and Restrictions for Caya Costa and the By-Laws of Caya Costa Community Association, Inc".

IN WITNESS WHEREOF, CAYA COSTA COMMUNITY ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 1 day of April, 2021.

CAYA COSTA COMMUNITY ASSOCIATION, INC.

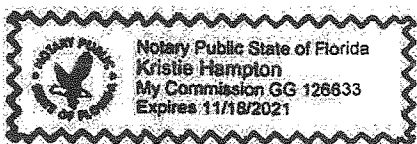
By: C. Gregory Peters
CHARLES G. PETERS as President
Printed Name

ATTEST:

Linda E. Anderson
Linda E. Anderson, 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 1 day of April, 2021, by Charles G. Peters as President and Linda A. Anderson, as Secretary, of CAYA COSTA COMMUNITY ASSOCIATION, INC., and are personally known to me or have produced DRIVERS LIC as identification.



Kristie Hampton
NOTARY PUBLIC

**SCHEDULE OF AMENDMENTS
 TO
 DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR
 CAYA COSTA
 AND
 BY-LAWS OF CAYA COSTA COMMUNITY ASSOCIATION, INC.**

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

1. Article VII, Insurance, Section 1, of the Declaration shall be amended to read as follows:

1. General. The Association shall maintain hazard insurance on the Common Properties and the exteriors of the ~~Bay Homes and Townhomes~~ in the amounts and coverages provided in the Bylaws. Townhome owners shall be required to maintain an interior insurance policy such as an HO-6 policy, or the equivalent, that includes, at a minimum, all drywall and HVAC equipment (including the compressor unit), whether or not located within the dwelling. Bay Home and Custom Home owners shall be required to maintain an HO-3 policy, or the equivalent, insuring the entire dwelling for its full replacement value. The Association shall not maintain flood insurance on any portion of the residential dwellings, but may elect to procure flood insurance on any portion of the Common Properties, the exterior of the Bay Homes, and the exterior of the Townhomes, regardless of whether same are which is located in a special flood hazard area, as defined by the Federal Emergency Management Agency, ~~in the amounts and coverages provided in the Bylaws,~~ unless same is required by law. Townhome owners shall be required, at all times, to maintain adequate flood insurance on their dwelling. Bay Home and Custom Home owners shall be solely responsible for procuring flood insurance on any or all portions of their dwelling, should they elect to do so. The Association shall maintain liability insurance in the amounts and coverages provided in the Bylaws. The Association shall maintain worker's compensation insurance to meeting the requirements of law. The Association may purchase such other insurance as it deems necessary for the purpose of properly operating the Association and protecting the interests of the Owners, including without limitation, liability insurance to cover the Association's directors and officers.

AND,

Article XVII, Insurance, Section 3, Flood Insurance, of the By-Laws shall be amended to read as follows:

3. Flood Insurance. The Association ~~shall~~ may obtain and maintain flood insurance on any portion of the Common Properties, ~~the exterior of the Bay Homes, and the exterior of the Townhomes~~ which is located in a special flood hazard area, as defined by the Federal Emergency Management Agency, but shall not be obligated to do so. The amount of such insurance ~~shall~~ may be at least equal up to the lesser of one hundred percent (100%) of the current replacement cost of all insured property, as determined annually by the Board, or the maximum coverage available for such property under the National Flood Insurance Program.