

# ASSOCIATION ASSESSMENT ATTORNEYS

A PROFESSIONAL ASSOCIATION

April 12, 2022

**Via Regular US Mail & Email**

Oaks Royal Homeowner's Association Phase III  
36312 Impala Way  
Zephyrhills, FL 33541

Re: Oaks Royal Homeowner's Association Phase III  
Recorded Originals - Certificate of Amendment and Amendment

Dear Oaks Royal Homeowner's Association Phase III:

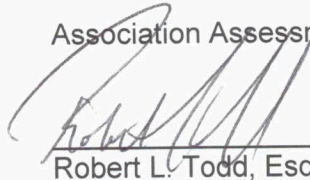
Enclosed please find the returned original documents which were recorded on March 14, 2022 and can be found at Pasco County Official Records Book 10569, Page 3381:

- Certificate of Amendment dated February 8, 2022 (2 pages)
- Amendment Bylaws Article XII and XV (1 page)

Thank you for allowing this firm to be of assistance in this matter.

Very truly yours,

Association Assessment Attorneys, PA



Robert L. Todd, Esq.

Enclosures: as stated

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LAW OFFICES:  
111 SECOND AVE NE #539  
ST. PETERSBURG, FLORIDA, 33701  
OFFICE: 727-748-2435  
FAX: 727-362-1285  
RTODD@ASSOCIATIONAA.COM

Prepared by and Return to:  
Robert L. Todd, Esquire  
Association Assessment Attorneys, P.A.  
111 2<sup>nd</sup> Ave. NE 539  
St. Petersburg FL 33701  
(727) 748-2435 (Telephone)  
Rtodd@AssociationAA.com (Email)

**CERTIFICATE OF AMENDMENT**  
**BY-LAWS OF**  
**OAKS ROYAL PHASE III HOMEOWNERS ASSOCIATION, INC.**

We hereby certify that the attached amendment to the By-Laws of Oaks Royal Phase III Homeowners Association, Inc. (which were originally recorded at Pasco County Official Records Book 8756, Page 565 et seq. of the Public Records of Pasco County, Florida) was duly adopted by an affirmative vote of a majority of the quorum (51% of the members at a meeting where a quorum is obtained) of the Lot Owners at a Membership Meeting held on February 7, 2022 as required by Article XIX Section 1 of the By-Laws. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

DATED this 8<sup>th</sup> day of February 2022.

Signed, sealed and delivered

in the presence of:

sign: [Signature]

print: Tracy F. Mahan

sign: [Signature]

print: Lynn Reagan

Signed, sealed and delivered  
in the presence of :

sign: [Signature]

print: Tracy F. Mahan

sign: [Signature]

print: Lynn Reagan

Oaks Royal Phase III Homeowners  
Association, Inc.

[Signature]  
Ann Parks, President

[Signature]  
Dale Shiner, Secretary

(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of (check one)  
☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of February 2022, by Ann  
Parks, President of Oaks Royal Phase III Homeowner's Association, Inc., a Florida not  
for profit corporation, on behalf of the corporation. She is personally known to me or  
has produced MTDL # P 620-067-139-030 as identification.

My Commission expires: 4/15/2024

NOTARY PUBLIC

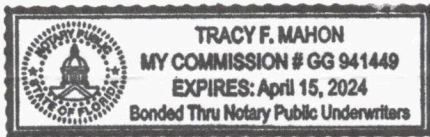
Sign

[Signature]

Print

Tracy F Mahon

State of Florida at Large (Seal)



STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of (check one)  
☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of February 2022, by Dale  
Shiner, Secretary of Oaks Royal Phase III Homeowner's Association, Inc., a Florida not  
for profit corporation, on behalf of the corporation, who is personally known to me or has  
produced MTDL # 972-748- as identification.  
603

My Commission expires: 4/15/2024

NOTARY PUBLIC

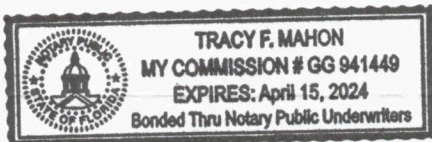
Sign

[Signature]

Print

Tracy F Mahon

State of Florida at Large (Seal)



**PROPOSED  
AMENDMENT TO  
BYLAWS OF  
OAKS ROYAL PHASE III HOMEOWNERS ASSOCIATION, INC.**

*[Substantial rewording of Bylaw Provisions. See provision for present Text.  
Provisions not explicitly addressed remain unchanged by this amendment.]*

**ARTICLE XII  
Senior Housing Exemption under Homes for Older Persons Act**

Section 1. 55+ Restriction Designation: Oaks Royal III has been designated as a 55+ mobile home subdivision. The Oaks Royal III Declaration of Homeowners Association shall dictate those criteria to be enforced within the community in relation to the support and enforcement of this designation.

**ARTICLE XV  
Rules**

Section 4. Visiting Guest and Tenants. The Oaks Royal III Declaration of Homeowners Association shall dictate those criteria to be enforced within the community in relation to the support and enforcement of this designation.