

**CERTIFICATE OF AMENDMENT
TO ARTICLE 6, SECTION 6.2 OF THE
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF WILLOW STREET PROPERTIES HOMEOWNERS
ASSOCIATION, INC.**

The undersigned officers of Willow Street Properties Homeowners Association, Inc., the corporation in charge of the operation and control of the Willow Street Properties subdivision, located in Hillsborough County, Florida, according to the Declaration of Covenants, Conditions, Restrictions and Easements for Willow Street Properties, as recorded in the Official Records in Hillsborough County, Florida, at Official Records Book 11046, beginning at Page 1189, hereby certify that the following amendment to the Declaration of Covenants of Willow Street Properties Homeowners Association, Inc. were proposed and approved by the Owners pursuant to the requirements of Article 11, Section 11.1 of the Declaration of Covenants of Willow Street Properties Homeowners Association, Inc., by a vote of the Owners at a Special Meeting of the Members held on April 7, 2026. The undersigned further certify that the amendment to the Declaration was proposed and approved in accordance with the Association documentation and applicable Florida Law

(Additions indicated by underlining, deletions by ~~strike through~~, omitted, unaffected language by ellipses . . .)

Attached hereto as Exhibit A is the Amendment to Article 6, Section 6.2 of the Declaration of Covenants, Conditions, Restrictions and Easements of Willow Street Properties Homeowners Association, Inc. that was approved by the Owners during the above dated Special Meeting of the Members.

IN WITNESS WHEREOF, Willow Street Properties Homeowners Association, Inc. has caused this Certificate to be executed in its name on this 29th day of May, 2026.

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WILLOW STREET PROPERTIES HOMEOWNERS
ASSOCIATION, INC.

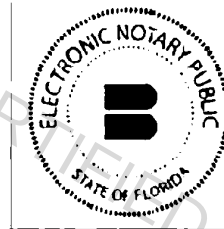
Douglass Mcfadden
President

[Signature]
Signature of Witness
Jack E. Henri
Printed Name and address of Witness

[Signature] Katherine Pena Romeu
4522 W Village Dr #1398 Tampa, FL 33624
Printed Name and address of Witness

STATE OF FLORIDA
COUNTY OF Hillsborough

Notarized online using audio-video communication technology



Katherine Pena Romeu
Electronic Notary Public
State of Florida
Commission #: HH 391267
Commission Expires: 04/26/2027

Sworn and subscribed before me on this 29th day of May, 2026, by
Douglass Mcfadden as President of Willow Street Properties Homeowners Association, Inc. a
Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has
produced a Florida Driver's License as identification.
via online notarization

[Signature]
Notary Public
Katherine Pena Romeu
Printed Name of Notary Public

My Commission Expires: 04/26/2027

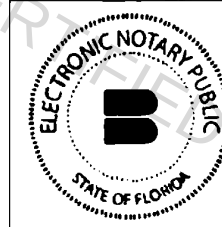
Patricia Ann Harley
Signature of Witness 880 S Coit Rd, Unit 2902
Patricia Ann Harley Prosper, TX 75078
Printed Name and address of Witness

[Signature] Katherine Pena Romeu
4522 W Village Dr #1398 Tampa, FL 33624
Printed Name and address of Witness

STATE OF FLORIDA
COUNTY OF Hillsborough

[Signature]
Secretary

Notarized online using audio-video communication technology



Katherine Pena Romeu
Electronic Notary Public
State of Florida
Commission #: HH 391267
Commission Expires: 04/26/2027

Sworn and subscribed before me on this 29th day of May, 2026, by
Jeffrey George as Secretary of Willow Street Properties Homeowners Association, Inc. a
Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has
produced a Florida Driver's License as identification.
via online notarization

My commission expires: 04/26/2027

[Signature]
Notary Public
Katherine Pena Romeu
Printed Name of Notary Public

PROPOSED AMENDMENT TO ARTICLE VI, SECTION 6.2

(a) Section 6.2 Maintenance. Responsibility of Association. The Association shall provide maintenance to the common areas and Lots, including but not limited to the following: decking and fence maintenance; exterior walls, siding and trim maintenance and painting, at the times determined by the Board of Directors of the Association; replacement of all of the roofs and gutters upon each Lot, at the times determined by the Board of Directors of the Association; landscaping, trees and irrigation systems maintenance; driveway and sidewalk maintenance; sewer lines from the clean out to the public sewer system maintenance; maintenance of potable water supply lines from the point of metering to the individual owners' main shutoff valve; main electrical service maintenance, including the meter bank and primary disconnects located at the meter bank. Each Lot is subject to an Annual Assessment (and Special Assessment if necessary) for such maintenance as provided in this Declaration. The Associations maintenance obligations are more specifically described, as the case may be, as follows: (i) the exclusive right to conduct grounds maintenance, hereinafter defined as mowing, blowing, edging, fertilization, insect, weed and disease control, irrigation and maintenance of lawns; trimming and replacement of trees, shrubs and landscaped areas, including any partially enclosed front yards of Lots, walks, fences, walls and hedges (if any); removal of debris from gutters; maintenance of other exterior improvements in the Common Area installed by the Declarant; (ii) the exclusive right to painting and repair of exterior building surfaces, including repair and maintain all caulking around exterior doors, windows and vents during regular maintenance of the residential buildings and at such the times determined by the Board of Directors of the Association; (iii) the exclusive right to replace all roofs on all residential buildings, (iv) repair, replacement, and maintenance of the utility easements located under each Lot, including, but not limited to water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, building sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the Property; and (v) the right to repair, replace and maintain irrigation systems on or under the exterior of each Lot and within any irrigation easement or wall easement. The Association's duty of exterior maintenance does not include: glass surfaces, replacement of exterior doors, or any trees, shrubs, lawns or landscaped areas within an enclosed patio or fully enclosed entry area including the enclosed rear patios of Lots, except that the Association will maintain and replace any hedge or other landscaping installed by the Declarant along the boundary between any Lot and the Common Area, if any. The Association also is not responsible for any maintenance, repair or replacement resulting from any fire, wind, flood, tornado, hurricane or other casualty unless coverage is provided pursuant to Article 9, Section 9.8 of this Declaration; if not covered by the Association's insurance coverage, each Owner will promptly correct any and all such casualty damage to such Owner's Lot within a reasonable time as specified below. Where it is stated herein that the Association has "exclusive control", it means the Owners of Lots shall not be required, or entitled to conduct such activities, it being the intent of the Association to control such activities for purposes of maintaining uniformity within the Property. The standard by which the Association is to conduct casualty repair will be more



specifically determined by the Board and/or committees required or permitted to be established pursuant to this Declaration or the By-Laws. The Association shall have sole discretion as to the timing and necessity of all maintenance activities described herein above.

(b) Responsibility of Owner. Each Owner shall provide exterior maintenance as follows, the cost for which each Owner shall be individually responsible: (i) repair and replacement of all windows and glass surfaces on said Lot; (ii) repair and replacement of all exterior doors, including the garage door; (iii) install and place caulking around exterior doors, windows and vents when new doors windows and vents are installed or replaced by an owner; (iv) replace any trees, shrubs, lawns or landscape areas within a fully enclosed patio or entry area, if any, including the rear patios of an Owner's respective Lot; (v) maintain, repair, or replace damage resulting from any fire, wind, flood, tornado, hurricane or other casualty damage within the Lot of an Owner, except as covered by the Association's insurance coverage as provided in Article 9, Section 9.8 of this Declaration; (vi) repair or replace any property whether upon such Owner's Lot or any other Lot, or the Common Area, which repair or replacement is required because of any gross negligence or the willful act of such Owner or any member of such Owner's family or household, or any guest, tenant or other invitee of such Owner; (vii) repair, replace and maintain additional landscaping installed by an Owner within a fully enclosed patio or entry area, including the enclosed rear patio of an Owner's Lot; (viii) the electrical service conductors and wiring extending from the main disconnect switch at the main meter bank to the Owner's main service panel located within the dwelling; (ix) the main service panel (including breakers and distribution equipment); (x) all interior electrical wiring, subpanels, circuits, devices, fixtures, and equipment located within or serving the owners' dwellings; (xi) all interior plumbing, fixtures, and equipment located within the dwelling. The owner shall be responsible for removing any staining of a residence or paved area, which may be caused due to water quality or irrigation system, bar-b-que grill smoke, or for any other reason caused by an Owner's activities. The Association may require from time to time, that owners adopt systems to prevent stains (such as automatic de-ionization systems). All maintenance performed by the owner shall be at least up to the Association's standards, as determined by the Board of Directors of the Association.

All electrical or structural work, whether performed by or on behalf of the Association or an Owner, shall be completed by a licensed contractor duly authorized under applicable state and local laws. For electrical plumbing, roofing and carpentry work, a licensed electrician shall be required, and any such contractor shall maintain a minimum of \$1,000,000 in general liability insurance coverage. Proof of licensure and insurance shall be provided to the Association upon request.

If an Owner elects to replace any window or door, the proposed improvement shall first be submitted to and approved in writing by the Board of Directors (or the designated architectural review body) prior to commencement of work. All trim and surrounding surfaces affected by such

replacement shall be restored to a condition consistent with the original construction, in materials and appearance, as reasonably determined by the Board.

All such improvements must also be made in compliance with applicable local ordinances, codes, and regulations, including but not limited to the Hyde Park Historic District architectural guidelines.

(c) Failure of Owner to Repair. The Association may perform maintenance or make repairs and assess the *costs* of any required exterior maintenance or repairs to the Owner of any Lot under the following circumstances: (i) such Owner does not maintain in a reasonable condition any portion of such Owner's Lot that the Association is not required to maintain; or (ii) such Owner does not when reasonably necessary replace any glass surfaces or exterior doors on such Owner's Lot; or (iii) any maintenance, repair or replacement, whether upon such Owner's Lot, or any other Lot or Common Area, is required because of any willful act of such Owner or any member of such Owner's family or household or any guest, tenant or other invitee of such Owner; or (iv) any owner fails promptly to repair or replace, as the case may be, any casualty damage to such Owner's Lot that is not covered by the insurance maintained by the Association as required in Section 9.8 of this Declaration; (v) the Owner fails to comply with any of the maintenance requirements set forth in subparagraph (b) immediately above; and (vi) such Owner has failed to undertake the necessary maintenance or replacement within a reasonable period of time following written notice from the Association. Upon the occurrence of the foregoing, and after reasonable prior notice to such Owner, and a reasonable opportunity to be heard, the Association's Board of Directors by a vote of not less than sixty-six percent (66%) of the full Board may undertake such maintenance, replacement or repairs and may assess by specific assessment the costs of such maintenance, replacement or repairs, as the case may be, against such Owner's Lot in the manner provided by this Declaration.

(d) Exterior Maintenance Assessment. An annual exterior maintenance assessment to provide and be used for the exterior painting and grounds maintenance, repair, servicing, renewal, replacement or improvement of the exterior of each Lot, including replacement of all roofs thereon and building painting, together with reserves for any and all of the foregoing, shall be assessed against each Lot as more fully described in Article 7 hereof.