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48 Fort Rock Rd.
E New Port Richey, FL 34655



Rept: 1286561 Rec: 18.50
DS: 0.00 IT: 0.00
02/05/10 S. Shultz, Dpty Clerk

SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION, INC.
FIFTH AMENDMENT TO COMMUNITY STANDARDS

Amendments to Declaration of Covenants, Conditions and Restrictions, Article VI, Section 1, Paragraph E, to read as follows:

ARTICLE VI
Use Restrictions

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
02/05/10 09:22am 1 of 2
OR BK 8263 PG 1261

SECTION 1. The Subdivision shall be occupied and used only as follows:

A. through D. Unchanged.

E. All buildings shall be reasonably maintained and shall be kept painted or plastered to maintain a nice appearance of the subdivision. The term "reasonably maintained" shall include, but not be limited to the following requirements:

1. All owners shall perform regular general maintenance on their homes to keep the roof and building exterior free of mold, mildew, staining and rust marks.
2. All home exteriors shall be kept free of chalking or flaking paint, deteriorated or rotted wood on fascia boards or eaves.
3. Missing roof tiles or shingles must be promptly replaced with like kind and quality materials, and repairs shall be required to be made within sixty (60) days after the damage occurs or following written notification by the Association, whichever is sooner.
4. Any broken windows or glass panels in any home within the subdivision must be replaced within sixty (60) days after the damage occurs or following written notification by the Association, whichever is sooner.
5. All driveways and walkways shall be kept clean and free of mold, mildew and/or rust stains.
6. All fences shall be kept in good repair and clean and free of mold, mildew, rust stains and/or chalking or flaking paint.
7. Each owner shall be responsible at all times to maintain any trees and/or bushes which abut or encroach upon the sidewalk area or the roadway so that the branches of the trees and/or bushes do not come in contact with persons using the sidewalk or vehicles using the roads.

8. Each owner shall maintain and promptly repair any and all screen enclosures on their property. Torn or missing screens must be repaired or replaced within sixty (60) days after the damage occurs or following written notification by the Association, whichever is sooner.
9. Basketball hoops (portable or stationary) and nets must be maintained and kept in good repair and shall not be permitted to be located upon the County easement areas (between the street and the sidewalk), any common areas or on the roadways within the subdivision. Basketball hoops must be placed upon the owner's property at least eight (8) feet from the curb.
10. All landscape beds shall be kept free of weeds and grass at all times.

In the event an Owner fails to comply with these maintenance requirements, the provisions of Article V of this Declaration shall apply.

F. through BB. Unchanged.

Dated this 20th day of JANUARY, 2010.

Witnesses:

Citra Allwardt
Print Name: Citra Allwardt

Lanni Fiordigigli
Print Name: Lanni Fiordigigli

Janet M. Malafronte
Name: JANET M. MALAFRONT
Title: President
Southern Oaks of Pasco Homeowners Association, Inc.

DATED: 1/20/2010

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN TO AND SUBSCRIBED before me this 20TH day of JANUARY, 2010, by JANET M. MALAFRONT, as President of the Southern Oaks of Pasco Homeowners Association, Inc. who is (X) personally known to me OR who has () produced _____ as identification.

Lanni Fiordigigli
NOTARY PUBLIC, State of Florida

My Commission Expires:

Printed Name: Lanni Fiordigigli

