

PREPARED BY AND RETURN TO:
GREENBERG NIKOLOFF P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FLORIDA 34698

**CERTIFICATE
AS TO THE
RULES AND REGULATIONS
A/K/A DECLARATION OF RESTRICTIONS
FOR
SKYE LOCH VILLAS OWNERS' ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that the attached Exhibit "A" constitutes a true and correct copy of the Amendments to the Rules and Regulations a/k/a as the Declaration of Restrictions of Skye Loch Villas, originally recorded at O.R. Book 12589, Page 2345 et seq. as same has been amended from time to time, all of the Public Records of Pinellas County, Florida and were approved at a duly called meeting February 19, 2026, by a vote of 75% of a quorum of the members, and is incorporated herein by this reference.

IN WITNESS WHEREOF, John Lowry, as President, and Janice Burke, as Secretary, of SKYE LOCH VILLAS OWNERS' ASSOCIATION, INC. have executed this Certificate in accordance with the authority vested in them as President and Secretary of the corporation, for and on behalf of the corporation, on this 5th day of March, 2026.

CORPORATE SEAL

SKYE LOCH VILLAS OWNERS' ASSOCIATION, INC.

By: John 'Jed' Lowry
John 'Jed' Lowry, President

Janice Burke
Janice Burke, 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 5th day of March, 2026, by John 'Jed' Lowry, as President and Janice Burke, as Secretary, of SKYE LOCH VILLAS OWNERS ASSOCIATION, INC., and are personally known to me or have produced N/A as identification.

Beverly A. Neubecker
NOTARY PUBLIC



BEVERLY A. NEUBECKER
Commission # HH 442108
Expires September 11, 2027

EXHIBIT "A"

1. Article VII, Section 7.6 of the Rules and Regulations shall be amended to read as follows:
(substantial rewording; see Declaration and Rules and Regulations for current wording):

SECTION 7.6, VIOLATION PROCESS

7.6.1 REPORTING

- Skye Loch Villa Board Member observation;
- Skye Loch Villa Resident report; and/or
- Management Company representative observation.
- All reports must be made to the Management Company via telephone call or email.

7.6.2 VERIFICATION (not to exceed 8 days)

- Management Company representative follows up with the reporter within a reasonable timeframe not to exceed 2 days to review situation and obtain other information as needed;
- Management Company should attempt to verify via the reported violation via an onsite visit.
- Management Company representative presents reported violation and verification findings to the Board for review within a reasonable timeframe not to exceed 6 days of initial report; and
- Board makes decision within a reasonable timeframe not to exceed 2 days regarding validity of the violation.

7.6.3 NOTIFICATION (not to exceed 37 days)

- Management Company representative sends notice to violator within a reasonable timeframe not to exceed 7 days of Board decision of the violation and action required. Allow 30 calendar days from notice mailing date for response/action by violator.
- Management Company representative reports resolution by violator to Board and the reporter.

7.6.4 CEC REVIEW (not to exceed 47 days)

- If no (or unacceptable) response received, Management Company representative scheduled C.E.C meeting and send out notice via U.S. certified-mail to violator. Also notify C.E.C members, and Board of scheduled meeting to be held within 30 days of notice.
- C.E.C meets at prescheduled time to review situation with violator and/or violator representation. C.E.C. makes determines recommendation for Board at end of this meeting.

Board reviews C.E.C recommendation within a reasonable timeframe not to exceed 7 days and determines fines, next steps as per applicable law. Communicate to Management Company representative.

- Management Company representative communicates determination via U.S. certified mail-mail of decision and next steps, fines. Violator has 10 days to satisfy decision requirements.
- Management Company representative communicates resolution (no details) to reporter.
- Management Company representative communicates via letter to Violator when decision requirements have been satisfied (cc: Skye Loch Board).
- After 10 days, if violator has not satisfied the demand, Management Company adds fine to their General Ledger so that villas cannot be sold without remedy of the open issue.

7.6.5 REPEAT OFFENSES

- In the event of a repeat violation by the same unit owner within 6 months of the initial offense, the violation will be immediately referred to the CEC Committee as per Sec. 7.6.4.