

CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC

c/o Total Professional Association Management

P.O. Box 12412

Tallahassee, FL 32317

Phone: (850) 583-1173 Email: customerservice@tpam.biz

**RE: PROPOSED AMENDMENTS TO AMENDED AND RESTATED DECLARATION
(BEEKEEPING AND DECLARATION THRESHOLD)**

**PLEASE PROMPTLY COMPLETE AND RETURN OF THE ENCLOSED WRITTEN
CONSENT IN THE ENCLOSED POSTAGE-PAID RETURN ENVELOPE OR BY
EMAIL (COLOR SCAN) TO: CUSTOMERSERVICE@TPAM.BIZ**

Dear Member:

Enclosed, please find two (2) Proposed Amendments (Beekeeping and Declaration Threshold) to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Centerville (herein "Declaration"). Your Board of Directors is seeking your input as to whether these two (2) Proposed Amendments shall be adopted by the membership and made part of the Declaration governing Centerville.

Each Proposed Amendment includes a short explanation. New text to be added to the Declaration in each proposed amendment is shown as underlined. Text to be deleted from the Declaration in each proposed amendment is shown as ~~stricken~~.

Amendments to the Declaration require the written approval of ninety percent (90%) of all Lot Owners in Centerville. Thus, it is important that you complete and return your Written Consent no later than **July 20, 2020**. A postage-paid envelope has been enclosed for your convenience. You may also email a color scanned copy of your consent to: customerservice@tpam.biz.

Your Board of Directors thanks you in advance for your anticipated participation in these votes.

Sincerely,

***Board of Directors for
Centerville***

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**PROPOSED AMENDMENTS
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CENTERVILLE**

[New text is underlined. Deleted text is ~~stricken~~.]

PROPOSED AMENDMENT #1 (BEEKEEPING AMENDMENT) - EXPLANATION: This proposed amendment provides Lot Owners clear authority to keep honey bees on Centerville Lots subject state regulations on the keeping of bees on non-agricultural lands, board adopted rules, and so long as the bees are not permitted to become nuisance or safety hazard. A copy of the FDACS Beekeeper Compliance Agreement that must be maintained on file with the Association and which contains the state's "Best Management Requirements" is enclosed for your review.

**ARTICLE XV
Animals and Crops**

No animals, livestock or poultry of any kind shall be kept on any Lot, provided, however, domestic dogs, cats and other common household pets (herein "Pets") may be kept, provided they are not bred for any commercial purpose and do not pose a nuisance. Free roaming pets are prohibited and may be removed by the Association or contractors acting on its behalf for the protection of wildlife on the Property. Pet owners shall promptly remove their pet's excrement from the Common Area or any Lot belonging to another Owner. Pets must be on a leash at all times when in the Common Area or outdoors in any unfenced area of a Lot.

Notwithstanding the above, honey bee colonies may be kept on a Lot so long the honey bee colonies: 1) are maintained in compliance with the Best Management Requirements for Maintaining European Honey Bee Colonies on Non-Agricultural Lands as adopted from time to time by the Florida Department of Agriculture and Consumer Services (hereafter "FDACS"); 2) the Lot Owner maintains a current copy of the FDACS Beekeeper Compliance Agreement on file with the Association; 3) do not create a nuisance or safety hazard to person or pets; and 4) in compliance with any rules adopted by the Board of Directors regulating the keeping of honey bee colonies on Lots.

Crops, vegetables and ornamental plants, except for approved landscaping and vegetable gardens for an Owner's personal use, are prohibited. Any approved garden area must not be visible from any street and may not be used for any commercial purpose.

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PROPOSED AMENDMENT #2 (DECLARATION THRESHOLD AMENDMENT) - EXPLANATION: The Developer adopted Centerville Declaration of Restrictions currently requires the written approval of at least 90% all Centerville Lot Owners. This proposed amendment reduces this 90% approval threshold to 2/3rds. This proposed amendment also clarifies that amendments may also be considered at a meeting, and it proposes the deletion of obsolete developer amendment authority.

**ARTICLE XXI
General Provisions**

4. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration recordation, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended ~~during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Owners, and thereafter~~ by an instrument signed by not less than two-thirds of the Lot Owners or at a meeting of the membership by not less than a two-thirds vote of the Lot Owners. ~~Until Declarant sells more than eighty percent (80%) of Lots to Owners, the Declarant shall have the unrestricted right to amend, modify, or otherwise change this Declaration as it, in its sole discretion, deems appropriate. No amendment shall affect the rights of Declarant without the prior written consent of the Declarant, which may be withheld in Declarant's sole discretion.~~ Any such amendment shall be recorded in the public records of Leon County, Florida.

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**WRITTEN CONSENT TO AMEND
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CENTERVILLE**

The undersigned, being a record owner (and authorized voter) of a Lot located in the development known as Centerville consents to amend the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Centerville for the undersigned and the undersigned's heirs, successors, personal representatives, grantees, and assigns as follows:

PROPOSED AMENDMENT #1 (BEEKEEPING AMENDMENT)

_____ **YES, FOR**

_____ **NO, AGAINST**

PROPOSED AMENDMENT #2 (DECLARATION THRESHOLD AMENDMENT)

_____ **YES, FOR**

_____ **NO, AGAINST**

LOT #/Street Address: _____ DATED: _____

LOT OWNER NAME (print) _____ Ce

Sign: _____

**RETURN YOUR COMPLETED CONSENT IN THE POSTAGE-PAID RETURN ENVELOPE ENCLOSED FOR YOUR CONVENIENCE OR BY EMAIL (COLOR SCAN) TO:
CUSTOMERSERVICE@TPAM.BIZ**