

Prepared By and Return To:
Hill Law Firm, P.A.
614 S. Tamiami Trail
Osprey, FL 34229

**AMENDMENT TO THE THIRD DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR LOTS AT GARDEN LAKES ESTATES**

THIS CERTIFICATE OF AMENDMENT is executed this 1st day of FEB, 2019, by The Estates at Garden Lakes Association, Inc., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of The Estates at Garden Lakes Association, Inc., in accordance with The Declaration of Covenants, Conditions, Restrictions, and Easements for Lots at Garden Lakes Estates ("Declaration") that was recorded in Book 1353, Pages 1856, et seq., as amended, of the Public Records of Manatee County, Florida.; and,

WHEREAS, the amendment to the Declaration was submitted to the Members of the Association at the Meeting of the Members held on January 6, 2019, which Meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, not less than two-thirds (2/3) of the voting interests voted to approve the proposed amendments to the Declaration, Article 7, Section 11;

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration, Article 7, Section 11.

New language is indicated by underlined type. Deleted language is indicated by ~~striketrough~~ type.

Section 7.11 of Article 7 of the Declaration is amended in the following manner:

7.11 Mailboxes: All mailboxes and similar receptacles shall be the property of the Association and the Association shall maintain the same. All mailboxes shall be of a uniform standard style, design and color to be selected by the Architectural Review committee and approved by the Board of Directors. The Board of Directors and the Architectural Review Committee shall maintain appearance standards for all mailboxes. No mailbox, paperbox, or other receptacle of any kind for the use in the delivery of mail, newspapers, magazines, or similar material shall be erected on any LOT unless and until the receptacles shall have been approved by the ASSOCIATION. The ASSOCIATION reserves the right to require a standard Mailbox for use

Prepared by and return to:
 Daniel J. Lobeck, Esquire
 Lobeck, Hanson & Wells, P.A.
 2033 Main Street, Suite 403
 Sarasota, Florida 34237
 (941) 955-5622 (Telephone)
 (941) 951-1469 (Facsimile)

CERTIFICATE OF AMENDMENT

**DECLARATION OF COVENANTS, CONDITIONS,
 RESTRICTIONS AND EASEMENTS
 FOR LOTS AT GARDEN LAKES ESTATES**

We hereby certify that the attached amendments to the Declaration of Covenants, Conditions, Restrictions and Easements for LOTS AT GARDEN LAKES ESTATES (herein, the "Declaration"), which Declaration was originally recorded at Official Records Book 1353, Page 1856 et seq. of the Public Records of Manatee County, Florida, were duly adopted at Special Membership Meeting of THE ESTATES AT GARDEN LAKES ASSOCIATION, INC. (herein, the "Association") held on June 14, 2006, by the affirmative vote of not less than two-thirds of the voting interests of the Association as required by Article 19.4 of the Declaration.

DATED this 19 day of JUNE, 2006.

Signed, sealed and delivered
 in the presence of:

**THE ESTATES AT GARDEN LAKES
 ASSOCIATION, INC.**

Sign: Robert S. Baldwin

By: Valerie Crow
 Valerie Crow, President

Print: Robert S. Baldwin

Sign: Marilyn J. Gravelle

Print: MARILYN J GRAVELL

ATTEST:

Sign: Valerie Crow

By: Patricia A. Patmor
~~Pat Moore~~, Secretary
 Patricia A. Patmor

Print: VALERIE CROW

Sign: Murphy R. Underwood

Print: MURPHY R. UNDERWOOD

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19TH day of JUNE, 2006 by Valerie Crow as President of The Estates at Garden Lakes Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced PERSONALLY KNOWN as identification.

ROBERT S. BALDWIN
Notary Public State of Florida
Commission # DD 295527
Comm. Exp. Mar. 02, 2008

Notary Public

Sign: [Signature]

Print: ROBERT S. BALDWIN

State of Florida at Large

My commission expires:

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2006, by Patricia A. Palmer as Secretary of The Estates at Garden Lakes Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced PERSONALLY KNOWN as identification.

Notary Public

Sign: [Signature]

Print: MYRNA L. UNDERWOOD

State of Florida at Large

My commission expires:



by all homes in the Subdivision. Gang mailboxes may be installed by the ASSOCIATION in the Neighborhood Common Areas and LOT OWNERS shall install mailboxes meeting the requirements of this section within thirty (30) days from the date the ASSOCIATION notifies the owner of each LOT that the use of gang mailboxes will be required. If the ASSOCIATION requires the use of individual mailboxes, each mailbox must be approved by the ASSOCIATION before it can be placed in the ground. Mailboxes must comply with the Manatee County postal service rules and regulations. House numbers must be placed on the mailbox post (4" high and be colored black) so as to be seen from both directions on the street. Mailboxes must be placed in a location as designated by the U.S. Postal Service. The mailboxes are to be cedar wrapped on a 4"X4" wood post as approved by the ASSOCIATION and painted the color white. No adornments of the mailbox or post will be permitted.

All other sections remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 1st day of February, 2019.

Ashley Worth
Witness Signature

THE ESTATES AT GARDEN LAKES
ASSOCIATION, INC.

Ashley Worth
Witness Printed Name

By: Marinell Wiseman
President: Marinell Wiseman

Jesenia Ingram
Witness Signature

Jesenia Ingram
Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 1st day of February, 2019 by Marinell Wiseman, as President of THE ESTATES AT GARDEN LAKES ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is ☐ personally known to me or ☒ has produced FLDW2355687826 as identification.



Jessica F. Johnson
Notary Public

Prepared By and Return To:
Hill Law Firm, P.A.
614 S. Tamiami Trail
Osprey, FL 34229

**AMENDMENT TO THE THIRD DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR LOTS AT GARDEN LAKES ESTATES**

THIS CERTIFICATE OF AMENDMENT is executed this 20 day of June, 2020, by The Estates at Garden Lakes Association, Inc., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of The Estates at Garden Lakes Association, Inc., in accordance with The Declaration of Covenants, Conditions, Restrictions, and Easements for Lots at Garden Lakes Estates ("Declaration") that was recorded in Book 1353, Pages 1856, et seq., as amended, of the Public Records of Manatee County, Florida.; and,

WHEREAS, the amendment to the Declaration was submitted to the Members of the Association at the Meeting of the Members held on June 17, 2020, which Meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, not less than two-thirds (2/3) of the voting interests voted to approve the proposed amendments to the Declaration, Article 7, Section 23;

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration, Article 7, Section 23.

New language is indicated by underlined type. Deleted language is indicated by ~~striketrough~~ type.

Section 7.23 of Article 7 of the Declaration is amended in the following manner:

7.23 Rental: No unit may be rented until its Owner has owned the unit for a minimum of two (2) years. No unit shall be rented more than twice a year. No rental arrangement may be made for a period of less than one (1) year ~~six (6) months~~.

All other sections remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 20 day of June, 2020.

Robert S. Bickle
Witness Signature

ROBERT S. BICKLE
Witness Printed Name

Jeanie Brantley
Witness Signature

JEANIE BRANTLEY
Witness Printed Name

THE ESTATES AT GARDEN LAKES
ASSOCIATION, INC.

By: Robert S. Bickle
President: Robert Kavanaugh

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 20 day of June, 2020 by Robert Kavanaugh, as President of The Estates at Garden Lakes Association, Inc., a Florida corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification.



Cynthia M. Stewart
Notary Public

Robert S. Bickle

Witness Signature

ROBERT S. BICKLE

Witness Printed Name

Jeanie Brantley

Witness Signature

JENNIE BRANTLEY

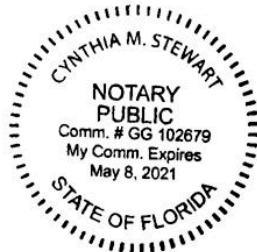
Witness Printed Name

THE ESTATES AT GARDEN LAKES
ASSOCIATION, INC.

Attest: Denise Burke
Secretary: Denise Burke

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 20 day of June, 2020 by Denise Burke, as Secretary of The Estates at Garden Lakes Association, Inc., a Florida corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification.



Cynthia M. Stewart
Notary Public

Prepared by and return to:
Daniel J. Lobeck, Esquire
Lobeck, Hanson & Wells, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237
(941) 955-5622 (Telephone)
(941) 951-1469 (Facsimile)

CERTIFICATE OF AMENDMENT

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR LOTS AT GARDEN LAKES ESTATES**

We hereby certify that the attached amendments to the Declaration of Covenants, Conditions, Restrictions and Easements for LOTS AT GARDEN LAKES ESTATES (herein, the "Declaration"), which Declaration was originally recorded at Official Records Book 1353, Page 1856 et seq. of the Public Records of Manatee County, Florida, were duly adopted at Special Membership Meeting of THE ESTATES AT GARDEN LAKES ASSOCIATION, INC. (herein, the "Association") held on June 14, 2006, by the affirmative vote of not less than two-thirds of the voting interests of the Association as required by Article 19.4 of the Declaration.

DATED this 19 day of JUNE, 2006.

Signed, sealed and delivered
in the presence of:

**THE ESTATES AT GARDEN LAKES
ASSOCIATION, INC.**

Sign: Robert S. Baldwin

Print: Robert S. Baldwin

Sign: Marilyn J. Gravelle

Print: MARILYN J GRAVELL

By: Valerie Crow
Valerie Crow, President

Sign: Valerie Crow

Print: VALERIE CROW

Sign: Murphy R. Underwood

Print: MURPHY R. UNDERWOOD

ATTEST:

By: Patricia A. Patmor
~~Pat Moore~~, Secretary
Patricia A. Patmor

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19TH day of JUNE, 2006 by Valerie Crow as President of The Estates at Garden Lakes Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced PERSONALLY KNOWN as identification.

ROBERT S. BALDWIN
Notary Public State of Florida
Commission # DD 295527
Comm. Exp. Mar. 02, 2008

Notary Public

Sign: [Signature]

Print: ROBERT S. BALDWIN

State of Florida at Large

My commission expires:

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2006, by Patricia A. Palmer as Secretary of The Estates at Garden Lakes Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced PERSONALLY KNOWN as identification.

Notary Public

Sign: [Signature]

Print: MYRNA L. UNDERWOOD

State of Florida at Large

My commission expires:



AMENDMENT

DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS

FOR LOTS AT GARDEN LAKES ESTATES

[Additions are indicated by underline; deletions by ~~strike-through~~]

ARTICLE XIV
ASSESSMENTS BY THE ASSOCIATION

14.3 ~~14.3~~ Assessment for Capital Contribution: The purchaser of each LOT in the Subdivision shall, upon closing the purchase and sale of the LOT, pay to the ASSOCIATION a capital contribution assessment equal to one-half of one percent (1/2 of 1%, or .005) of the purchase price of the LOT. The ASSOCIATION shall use these funds to reduce the need for special assessments and increases in the annual assessment, as authorized by Sections 14.1 and 14.2 hereof.

14.4 ~~14.3~~ Assessments Levied Pro Rata: All annual and special assessments levied by the ASSOCIATION, ~~whether annual or special~~, shall be on the basis of one (1) equal pro-rata share per LOT so that each Owner of a LOT shall bear an equal pro-rata share of the expenses of the ASSOCIATION.

14.5 ~~14.4~~ Payment of Assessments: Procedures for the adopt of any annual budget, mailing of notices of the annual assessment, and collection of the annual assessment shall be set forth in the Articles of Incorporation, and Bylaws for the ASSOCIATION. Payment of any special assessment levied by the ASSOCIATION'S Board of Directors shall be due upon not less than fifteen (15) days written notice thereof on the date and in such installments as the Board of Directors may specify. Any assessment, whether annual or special or an assessment for capital contribution, which is not paid when due shall be subject to a late charge of ten percent (10%) and shall bear interest from the due date until paid at the rate of eighteen percent (18%) per annum. However, the ASSOCIATION will allow a ~~ten~~ (10) day grace period beyond the due date of the assessment before levying the late charge or interest charges.

14.6 ~~14.5~~ Personal Obligation of Property Owner: Every assessment shall be the personal obligation of the Owner of the LOT against which the assessment is levied, ownership being determined as of the date of such levy (and as to an assessment for capital contribution shall be the obligation of the purchaser on the date of the closing of the purchase and sale). If any such assessment is not paid within thirty (30) days after the same is due, then the ASSOCIATION may bring suit against the Owner on such Owner's personal obligation and there shall be added to the amount of such assessment the late charge and interest specified in Article ~~14.5~~ 14.4, and all costs incurred by the ASSOCIATION, including reasonable attorneys' fees, paralegals' fees, and legal assistants' fees (including those incurred for appellate proceedings) in preparation for and in bringing such action.