

2 ✓ This instrument prepared by and return to:
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783 S. Orange Ave., Suite 210
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE SERENOA COMMUNITY**

The Serenoa Community Association, Inc. (Association) is the not-for-profit corporation in charge of the operation and control of a residential community known as Serenoa according to the Declaration of Covenants and Restrictions for the Serenoa Community as recorded at Official Records Book 2252, Page 1564 et seq., as amended and restated in Official Records Book 2267, Page 2847 et seq., both of the Public Records of Sarasota County, Florida, as amended (Declaration).

The following amendment to the Declaration was proposed and approved by the Board of Directors of the Association, and approved by affirmative vote of not less than two-thirds of the entire membership of the Association at a membership meeting held on January 19, 2015.

The Association certifies that the attachment amendment to the Declaration was properly proposed and adopted as required by the Subdivision documents and applicable law.

(Additions indicated by underlining, deletions by ---, omitted, unaffected language by...)

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**ARTICLE III
BUILDING RESTRICTIONS AND MAINTENANCE OBLIGATIONS**

The following restrictions, maintenance obligations and covenants are applicable to all Lots in the Subdivision, except Lot 1, which contains existing buildings, structures and improvements, and which is exempted from the application of this Article III.

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12. Fences, Hedges, and Walls. The composition, location and height of any fence, hedge or wall to be constructed on any Lot shall be subject to the prior written approval of the Developer Board of Directors, who shall consider the recommendations of the Architectural Review Committee (ARC). Hedges must be approved in writing by the ARC before planting and must be thereafter maintained as might be required by the ARC as a condition of approval. The Board of Directors may promulgate and enforce additional standards, application procedures, and guidelines for walls, fences and hedges provided the standards, application procedures, and guidelines are consistent with the provisions of this section.

No fence shall be permitted except for a fence erected or installed around heating, ventilation, air conditioning equipment, fans or swimming pool equipment. Invisible pet fences are permitted with ARC approval provided they are installed within the boundaries of the owner's Lot and do not intrude on sidewalks, common areas or public right of ways.

Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding and abutting pools or decks are considered structures appurtenant to the residence and may be allowed if located on portions of the lot outside the applicable setbacks. All walls shall be designed and constructed of material identical or compatible with the materials, colors, finishes, textures and architectural style of the residence.

Gates must match the walls or fencing in design, material, height and color, and the top of a gate must be straight and flush with the top of the fence and/or wall.

The top of all walls and fences must be maintained level. If the ground slopes, the wall or fences must be stepped. If there is a horizontal trim piece at the bottom of the wall or fence, it too must maintained level. Vertical members must be plumb and, generally, the tops of the posts must be in line.

No wall or fence may exceed six (6) feet in height exclusive of pillars or ornaments.

Any landscaping that is required as part of a fence or wall application must be thereafter maintained by the lot owner in first-class condition, and if diseased or beyond its useful life, must be replaced with the same type of vegetation unless other vegetation is approved by the Association.

No tree, hedge, fence, shrub or other landscaping which substantially obstructs the vision of drivers of motor vehicles shall be placed or permitted to remain on any corner Lot. No fence, hedge or wall shall be located as to unreasonably interfere with the views of another lot owner as to any lake, golf course or preserve.

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In witness whereof, **Serenoa Community Association, Inc.** has caused this Certificate of Amendment to be executed in its name this 29 day of January, 2015.

Nathryn Waltz
Witness Signature

Nathryn Waltz
Printed Name

Amanda Vilardi
Witness Signature

Amanda Vilardi
Printed Name

Serenoa Community Association, Inc.

[Signature]

By: **Larry Prohs**, President

[Signature]
Attest: **John D. Rice, Secretary**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29TH day of January, 2015, by Larry Prohs as President, and by John D. Rice, as Secretary, of Serenoa Community Association, Inc. a Florida corporation, on behalf of the corporation. They are personally known to me or have produced as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]
Notary Public - State of Florida

