

This instrument prepared by and return to:  
Chad M. McClenathen, Esq.  
1820 Ringling Boulevard  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2011013205 3 PGS  
2011 FEB 03 02:26 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1357087



**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 17, 2011.

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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1. Residential Use. The Lots subject to this Declaration may be used for single-family residential living units and for no other purpose. No business or commercial building may be erected on any Lot, and no business, occupation, or profession may be conducted on any part thereof, except that real estate brokers and owners, and their agents, may show vacant lots and dwellings built on Lots in the Subdivision for sale or lease, provided that only an entire Lot, and the dwelling constructed thereon, may be leased, no lease shall be for a term of less than three (3) months, and no Lot may be leased more than twice in any calendar year.

Notwithstanding the prohibition on the commercial use of a Lot and dwelling, Owners and tenants may conduct limited professional or business activities incidental to the primary use of the Lot as a residence, if confined solely within the dwelling constructed on the Lot, but only if the activity is in compliance with home occupation ordinances and regulations in Sarasota County, and the activity cannot be seen, heard or smelled by other residents of the community, and provided further that no activity shall be permitted that results in an increase in pedestrian or vehicular traffic in the community, nor shall any activities be permitted that would constitute a dangerous activity.

~~Notwithstanding the foregoing and notwithstanding any other provisions hereof to the contrary, Developer and such contractors as Developer may approve in writing shall have the right from time to time to erect and maintain in the Subdivision administrative offices, sales offices, field construction offices, construction storage facilities, parking facilities, and such other offices, structures, and facilities as may be appropriate for use by Developer in the development of the Subdivision.~~

.....

**THE SIGNATURE PROVISIONS FOLLOW ON THE NEXT PAGE**

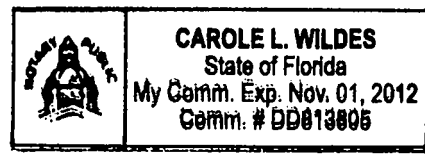
In witness whereof, **Serenoa Community Association, Inc.** has caused this Certificate of Amendment to be executed in its name this 24 day of January, 2011.

\_\_\_\_\_  
Witness Signature  
*Carole L. Wildes*  
\_\_\_\_\_  
Printed Name  
*Carole L. Wildes*  
\_\_\_\_\_  
Witness Signature  
*Carole L. Wildes*  
\_\_\_\_\_  
Printed Name

**Serenoa Community Association, Inc.**  
\_\_\_\_\_  
By: **Santo J. Vilardi, President**  
\_\_\_\_\_  
Attest: **John D. Rice, Secretary**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24 day of January, 2011, by Santo J. Vilardi, 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.



*Carole L. Wildes*  
\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires:

APPROVAL BY GOLF CLUB OWNER

The undersigned, being the owner of the Serenoa Golf Club, hereby joins in and consents to the amendment to Article III(1) of the Declaration of Covenants and Restrictions for the Serenoa Community.

Lindsey Rongstad  
Witness Signature  
Lindsey Rongstad  
Printed Name  
Patrick Finerty  
Witness Signature  
Patrick Finerty  
Printed Name

GE Credit Equities, Inc  
John O'Meara  
By: John O'Meara, Authorized Agent

STATE OF ~~FLORIDA~~ ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 20 day of January 20, 2011, by JOHN O'MEARA, as AUTHORIZED SIGNATORY, of GE CREDIT EQUITIES, INC, on behalf of the CORPORATION. He is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Kathleen M. Fox  
Notary Public - State of ILLINOIS  
KATHLEEN M. FOX  
Notary Print Name KATHLEEN M. FOX  
My Commission Expires: 09/01/13

