

15⁰⁰
Pec

TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF
LAKESIDE WOODS

LAKESIDE WOODS ASSOCIATION, INC., its address being 1200 Lakeside Woods Drive, Venice, Sarasota County, Florida 34292, by the hands of the undersigned hereby certify that:

The Declaration of Covenants and Restrictions of LAKESIDE WOODS is recorded in O.R. Book 2563, page 1792, et seq., of the Public Records of Sarasota County, Florida, and as amended. The following amendments to the Declaration of Covenants and Restrictions were submitted to the entire membership of the Association at its meeting called and held on the 15th day of February, 1997, and approved by affirmative vote of not less than two-thirds (2/3rds) of the total membership, as required by the Declaration of Covenants and Restrictions.

1. Article 3.10.02, Maintenance of Property by the Association, Landscaping, is hereby amended to read as follows:

3.10.02 Landscaping. In addition to the COMMON AREAS, the ASSOCIATION shall maintain the grass areas of all of the LOTS, including mowing, edging, trimming, fertilizing (including foundation plants and trees), and insect and disease control. In connection therewith, the ASSOCIATION shall also maintain the sprinkler systems for all LOTS and COMMON AREAS. The ASSOCIATION shall be responsible for the COMMON AREAS metered sprinkler water cost, and the OWNERS shall be responsible for the metered sprinkler water cost of their LOTS. The ASSOCIATION shall be responsible for the maintenance of any landscaping upon any LOT except for flower beds and fruit trees which will be the responsibility of the OWNER. If any LOT contains landscaping which is substantially more extensive than the landscaping on other LOTS, the ASSOCIATION may charge the applicable OWNER an extra fee reasonably related to the extra costs of maintaining such landscaping.

2. Article 5.10, Use Restrictions, Landscaping, is hereby amended to read as follows:

5.10 Landscaping. The ASSOCIATION shall be required to maintain existing landscaping on each LOT, except for flower beds and fruit trees (the latter not to be planted in front yards), and on any contiguous property between each LOT and the pavement edge of any abutting road or the waterline of any abutting lake or canal, all in accordance

with landscaping plans approved by the ASSOCIATION. All such landscaping shall be maintained as reasonably required, mowing, watering, trimming, fertilizing, and weed, insect and disease control shall be performed. All landscaped areas shall be primarily sodded with grass, and shall not be paved or covered with gravel or any artificial surface. All dead or diseased sod, plants, shrubs or flowers shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be promptly removed. No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior of any LOT. No OWNER shall install or maintain any landscaping, except for flower beds and fruit trees, on any portion of his LOT to be maintained by the ASSOCIATION pursuant to Paragraph 3.10 of this DECLARATION, without the prior written consent of the BOARD.

3. Article 5.23.01, Use Restrictions, Owner to Obtain Approval, is hereby amended to read as follows:

5.23.01 OWNER to Obtain Approval. COMMON AREAS: No OWNER shall make, install, place, or remove any building, fence, wall, patio area, pool, spa, landscaping, or any other alteration, addition, improvement, or change of any kind or nature to, in or upon any portion of the COMMON AREAS, ~~the OWNER'S LOT, or the exterior of the OWNER'S UNIT,~~ unless the OWNER first obtains the written approval of the ASSOCIATION or ~~DECLARANT~~ to the same.

OWNER'S LOT and UNIT: No OWNER shall make, install, place, or remove any building, fence, wall, patio area, pool, spa, landscaping except for flower beds and fruit trees, or any other alteration, addition, improvement, or change of any kind or nature to the OWNER'S LOT, or the exterior of the OWNER'S UNIT, unless the OWNER first obtains the written approval of the ASSOCIATION to the same, except that such approval shall not be required for replacements in pre-existing landscape beds or any maintenance or repair which does not result in a material change in any improvement including the color of same.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 11th day of March, 1997.

ATTEST: LAKESIDE WOODS ASSOCIATION, INC.

By: J. Lynn Z. Hudson
Secretary

By: [Signature]
President

WITNESSES:

[Signature]
[Signature]

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when scanned.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared JOSEPH RANA + ~~WILLIAM L. HUSTON~~, as President and WILLIAM L. HUSTON, as Secretary, of LAKESIDE WOODS ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Declaration of Covenants and Restrictions on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of Covenants and Restrictions and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 11.4 day of MARCH, 1997.

MAE R. YOUNG
Printed Name of Notary:
MAE R. YOUNG
Notary Public
Commission # _____

My Commission Expires:



RECORDED IN OFFICIAL RECORDS
97 MAR 17 PM 3:06
COUNTY CLERK
SARASOTA COUNTY, FL

RECORDERS MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "E", PINEBROOK SOUTH, UNIT II., AS RECORDED IN PLAT BOOK 23, PAGES 46 THRU 46-E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THENCE NORTH 00°12'34" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF PINEBROOK ROAD, FOR A DISTANCE OF 513.38 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°08'55" WEST CONTINUING ALONG THE SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 620.79 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'55" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 889.02 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK WAY; THENCE SOUTH 89°51'05" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK WAY, FOR A DISTANCE OF 165.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 389.58 FEET AND A CENTRAL ANGLE OF 12°34'27"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK WAY, FOR A DISTANCE OF 85.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E"; THENCE SOUTH 18°36'55" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "E", FOR A DISTANCE OF 728.21 FEET; THENCE SOUTH 71°23'05" EAST, FOR A DISTANCE OF 155.60 FEET; THENCE NORTH 18°36'55" EAST, FOR A DISTANCE OF 160.00 FEET; THENCE SOUTH 71°23'05" EAST, FOR A DISTANCE OF 311.82 FEET TO THE POINT OF BEGINNING.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of LAKESIDE WOODS ASSOCIATION, INC., a Florida corporation, filed on July 22, 1993, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number N93000002990. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N93000003283.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-second day of July, 1993

Authentication Code: 993A00124784-072293-N93000003283-1/1



Jim Smith
Secretary of State