

CERTIFICATE OF AMENDMENT 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 34285, by the hands of the undersigned hereby certifies that:

The Declaration of Covenants and Restrictions of LAKESIDE WOODS is recorded in O.R. Book 2563 page 1792, et seq., and amended in O.R. Book 2948, page 1295, et seq., and in Instrument No. 2000158752 et seq., and in Instrument No.2001055585, and in Instrument No.2006039580, and in Instrument No.2004032609 and in Instrument No.2008037072 5 PGS, and Instrument No.2009027592 2 PGS 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 on the 6th day of December 2018.

This amendment was approved at its meeting on the 6th day of December 2018 by an affirmative vote of not less than two-thirds (2/3) of the total membership as required by the Declaration of Covenants and Restrictions.

3.10.02.02 UNIT OWNER LOTS. On all lots the association shall be responsible for the mowing, trimming, fertilizing, ~~mulching~~, and insect and disease control of all the grass areas and the removal of all ~~excessive weeds~~, underbrush or unsightly growth. The Association shall also be responsible for the trimming, fertilizing, ~~mulching~~, and insect and disease control of all bushes, shrubs, hedges, foundation plants and trees except flower beds and fruit trees which are the responsibility of the LOT OWNER(s). The ASSOCIATION shall be responsible for keeping the sprinkler systems for all the LOTS in good operating condition. This shall include but not be limited to the repair, upkeep and replacement of the underground water pipes, control valves, the master control unit, sprinkler heads, relocation of sprinkler heads and the like required to maintain good water coverage. The LOT OWNERS(s) is/are responsible for the metered sprinkler water cost on his/her/their LOT.

~~On each LOT the ASSOCIATION shall promptly remove and replace all dead or diseased sod, and it will be at the sole discretion of the ASSOCIATION, if the replacement in grass areas may be with sod or plugs. The LOT OWNER(s) shall promptly remove and replace all dead or diseased bushes, shrubs, hedges, and foundation plants. The expense for the replacement of bushes, shrubs, hedges, and foundation plants will be the responsibility of the LOT OWNER(s) and may be with nursery-size stock (consistent in size with that originally planted during construction) rather than with bushes, shrubs, hedges and foundation plants of the size removed. However, notwithstanding the foregoing, in the event any bushes, shrubs, hedges, or foundation plants are killed or severely damaged due to the acts of the ASSOCIATION, its contractors, agents, or vendors, these damaged or killed bushes, shrubs, hedges, or foundation plants will be removed and replaced by the ASSOCIATION at the ASSOCIATION'S expense with bushes, shrubs, hedges or foundation plants that may be nursery-size stock (consistent in size with that originally planted during construction) rather than with bushes, shrubs, hedges, or foundation plants of the size as those severely damaged or killed.~~

Trees on LOTS are included in the ASSOCIATION'S responsibility for trimming, fertilizing, ~~mulching~~, and insect and disease control. Trees will be trimmed as appropriate for that species. However, the removal and replacement of trees for any reason on LOTS and all costs associated therewith are the responsibility of the LOT OWNER(s). At the sole discretion of the LOT OWNER(s), the replacement tree may be nursery-size or larger. These above actions are subject to Article 5.23.01 of this DECLARATION.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this ___ day of December, 2018.

ATTEST:

BY Joan Lynch

Joan Lynch, Treasurer

LAKESIDE WOOD ASSOCIATION, INC.
By John Fuzak
John Fuzak, President

1268 LAKESIDE WOODS DR
VENICE, FL. 34285

WITNESSES:

Debbie Green

Debbie Green

Angela Prokopiak Angela Prokopiak

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, that on this day before me, a Notary Public in the State of Florida at large, personally appeared John Fuzak, as President, and Joan Lynch, as Treasurer, of LAKESIDE WOODS ASSOCIATION, INC. and they acknowledged before me that they are such officers of said corporation; and they executed the forgoing Certificate of Amendment to the Declaration of Covenants and Restrictions on behalf 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 16th day of December 2018.

Angela J. Prokopiak

Notary

Printed Name of Notary:



Angela J. Prokopiak
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG032592
Expires 9/21/2020