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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020179329 2 PG(S)
December 17, 2020 10:02:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
TURNBERRY PLACE – TRACT “H”**

We hereby certify that the attached amendments to the Declaration of Covenants, Conditions and Restrictions for Turnberry Place – Tract “H” were approved and adopted at the annual membership meeting of the Association held on November 6, 2020. The amendments were adopted as required under Article 9.1 of the Declaration of Covenants, Conditions and Restrictions for Turnberry Place – Tract “H”, and the number of votes cast for the amendment was sufficient for approval. The original Declaration of Covenants, Conditions and Restrictions for Turnberry Place – Tract “H” was recorded at Official Records Book 2229, Page 2628, et seq., of the Public Records of Sarasota County, Florida. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 17th day of December, 2020.

Signed, sealed and
delivered in the presence of:

TURNBERRY PLACE ASSOCIATION, INC.

Sign: Nicole Kanwisher
Print: NICOLE KANWISHER
Sign: Samantha Ray
Print: Samantha Ray


By: Terry Jones
Terry Jones, President

ATTEST:

By: Barbara O'Grady
Barbara O'Grady, Secretary
[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17th day of December, 2020, by Terry Jones as President of Turnberry Place Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

 Melissa A. Moritz
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG982259
Expires 6/8/2024

NOTARY PUBLIC

Sign: Melissa A. Moritz
Print: Melissa A. Moritz
State of Florida at Large (Seal)
My Commission expires:

PROPOSED AMENDMENT
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
TURNBERRY PLACE – TRACT “H”

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

5.1 Architectural Control. No Dwelling, building, wall, fence, pavement, swimming pool or other structure or improvement of any nature shall be erected, placed or altered on or removed from any portion of the Property until the construction plans and specifications, plot plan, tree survey or map showing all existing trees and those trees intended to be removed, and landscaping, drainage and irrigation plans (collectively "Plans") showing the location of all structures and improvements shall have been approved in writing by the Board of Directors of the Association as well as the Architectural Control Committee described in the Master Declaration of Covenants, Conditions and Restrictions for Waterford. Each structure or improvement of any nature shall be erected, placed, altered or removed only in accordance with the Plans so approved. ~~Refusal of approval of Plans may be based on any grounds, including purely aesthetic grounds, which in the reasonable discretion of the Board seem sufficient. The Board may condition its approval on such matters as it may deem appropriate, such as (but not limited to) replacement of trees removed with trees of a certain size or type. Without limiting the foregoing, any~~ Any change in the exterior appearance of any Dwelling, building, wall, fence, pavement, swimming pool, other structure or improvement, any material change in landscaping, and any change in the finished ground elevation, shall be a change requiring approval under this Section 5.1.

Plans shall be submitted to the Turnberry Place Association (TPA) Architectural Control Committee (ACC) along with the standard variance request form promulgated by the Waterford Master Owners Association (WMOA). The TPA ACC will process the request and make a recommendation to the TPA Board of Directors at the next Board meeting.

~~Once approved, Pplans shall then be forwarded submitted to the WMOA Architectural Control Committee (WMOA ACC) Board for approval and in the event that the WMOA ACC Board shall fail to approve or disapprove any Pplans within thirty (30) days of submission/ evidenced by a written acknowledgment of receipt/ approval of such Pplans shall be deemed given. Prior to proceeding with any of the above# the Owner thereof or the builder, as Owner's agent, shall apply to the Architectural Control Committee for an approval to commence ("A.C."), such application to be made on forms promulgated by the Committee. Once the Plans are approved, the Architectural Control Committee shall issue an A.C. for such Plans which the Owner shall submit to the City of Venice at the time Owner applies for a building permit. The A.C. may be relied upon by the City of Venice as evidence that the Committee has approved the Plans described therein and may be a condition to issuance of a building permit by the City of Venice.~~

A copy of the approved request shall be posted for inspection at the site of the improvements in the same manner as a building permit would be displayed.