

✓
This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
712 Shamrock Blvd.
Venice, FL 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014082066 2 PG(S)
July 11, 2014 02:23:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR EAGLE POINT CLUB

EAGLE POINT CLUB SUBDIVISION OWNERS' ASSOCIATION, INC., its address being c/o Keys Caldwell, Inc., 1162 Indian Hills Blvd., Venice, Florida 34293, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Covenants and Restrictions is recorded in Official Records Book 2580, Page 2496, 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 5th day of June, 2014, and approved by an affirmative vote of not less than two-thirds (2/3rds) of the members of the Association who cast a vote, in person or by proxy, as required by the Declaration of Covenants and Restrictions.

1. Article 4.26, Leasing, is hereby amended to read as follows:

4.26 Leasing. Only entire Dwellings may be rented, provided the occupancy is only by the Tenant and/or his family and his guests. No Dwelling shall be leased for a term of less than ~~thirty (30)~~ ninety (90) consecutive days, with one lease allowed in each twelve (12) consecutive month period. The Owner shall provide the Association with prior written notice of the lease, which notice shall require information regarding the lease transaction as deemed necessary by the Association.

2. Article IV, Use Restrictions, by adding Paragraph 4.29, Garage Sales, to read as follows:

4.29. Garage Sales. No garage sales, including, but not limited to moving, estate, tag, boot, yard, or other similar sales or events (singly and collectively ("garage sale")) shall be conducted or permitted upon any Parcel or Lot.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 26th day of June, 2014.

ATTEST:

EAGLE POINT CLUB SUBDIVISION OWNERS' ASSOCIATION, INC.

By: [Signature]
Thomas Grossman, Secretary

By: [Signature]
Leroy Thomas, President

WITNESSES:

[Signature]
Printed Name Mark Reese

[Signature]
Printed Name: Warren O. Wood

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 LEROY THOMAS, as President and THOMAS GROSSMAN, as Secretary of EAGLE POINT CLUB SUBDIVISION OWNERS' 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 Sarasota County, Florida this 26th day of June, 2014.

[Signature]
Printed Name of Notary: Jacalyn K. Wood
Notary Public
Commission # _____

My Commission Expires:

