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This instrument prepared by and return to:
Chad M. McClenathen, Esq.
783 S. Orange Ave., Suite 210
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
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January 04, 2016 03:12:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF STONEYWOOD COVE**

Stoneywood Cove Community Association, Inc. (Association) is the not-for-profit corporation in charge of the operation and control of a residential community known as Stoneywood Cove, according to the Declaration of Covenants, Conditions and Restrictions for Stoneywood Cove recorded at Official Records Instrument # 2005277659, 48 Pages, of the Public Records of Sarasota County, Florida, as amended (Declaration).

The following amendments to the Declaration were proposed and approved by the Board of Directors of the Association, and thereafter approved by not less than two-thirds of the voting interests of the lot owners participating in person or by proxy at a duly noticed membership meeting held on December 17, 2015.

The Association certifies that the amendments were properly proposed and adopted as required by the subdivision documents and applicable law.

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**ARTICLE 11
GENERAL COVENANTS AND USE RESTRICTIONS**

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11.3 Leases.

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E. Regulation by Association. Unless otherwise specifically provided to the contrary in this Declaration, all of the provisions of the Governing Documents shall be applicable and enforceable against any person occupying a Living Unit as a tenant to the same extent as against the Owner. The Association may require tenants to pay a security deposit to the Association to be held in an escrow account maintained by the Association to protect against damage to the Common Areas.

(The remainder of subsection "E" shall remain unchanged)

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11.14 Pets. The owner of each Townhome may keep not more than two (2) small pets weighing less than 30 pounds each, of a normal domesticated household type (such as a cat or dog) in the Townhome. Reasonable numbers of birds in cages and fish in aquaria are also permitted, subject to reasonable regulation by the Association. Animals must be hand carried or leashed at all times while outside of the Townhome. The owner is responsible for cleaning up after his pet. The ability to keep a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyances to other residents of the Properties. No reptiles, amphibians, poultry, swine or livestock may be kept on the properties. The Board of Directors may restrict the location where pets may be walked. No tenant may keep any pets in a Townhome nor allow guests to visit a Townhome with a pet.

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**ARTICLE 12
ENFORCEMENT OF COVENANTS AND ABATEMENT OF VIOLATIONS**

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12.4. Suspension of Common Area Use Rights; Fines. In the event of a failure to comply with any provision of the Declaration, Bylaws or reasonable rules of the Association, the Association may suspend, for a reasonable period of time, the rights of a member or a member's tenants, guests, or invitees, or both, to use the common areas and facilities, and may levy reasonable fines, not to exceed the amount allowed by law \$250.00

for each violation and a separate fine not to exceed \$250 for each day of a continued violation up to an aggregate fine of no more than \$5,000.00. No written notice or hearing shall be necessary for the levy of a separate fine for continued violations if substantially similar to the initial violation for which notice and a hearing was provided.

(The remainder of section 12.4 shall remain unchanged)

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[Signature]
Witness Signature
BEADLEY DAWSON
Printed Name
[Signature]
Witness Signature
Barbara L. O'Grady
Printed Name

Stoneywood Cove Community Association, Inc.

[Signature]
By: ALAN G. PIEKARSKIE Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of December, 2015, by Alan Piekarski, as Vice President of Stoneywood Cove Community Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification. If no type of identification is indicated, he is personally known to me.

NOTARY PUBLIC
STATE OF FLORIDA
BARBARA L. O'GRADY
MY COMMISSION # EE 182827
EXPIRES: June 18, 2016
Bonded thru Budget Notary Services

[Signature]
Notary Public