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July 27, 2018 08:10:58 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

CERTIFICATE OF AMENDMENT



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
PALMER LAKE

AND

BYLAWS
OF
PALMER LAKE MASTER ASSOCIATION, INC

We hereby certify that the attached amendments to the Declaration of Covenants, Conditions and Restrictions for PALMER LAKE (which Declaration is originally recorded at Official Records Instrument #2012110024 of the Public Records of Sarasota County, Florida) was duly adopted by the affirmative vote of not less than two-thirds (2/3) of a majority of the total voting interests of the Association who were present (in person or by proxy) at the Annual Membership Meeting of the Association held on November 20, 2017, as required by Article 16.2 of the Declaration. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

We further certify that the attached amendments to the Bylaws of Palmer Lake Master Association, Inc. were also approved at the Annual Membership Meeting of the Association held on November 20, 2017, by not less than a majority of the Members of the Association pursuant to Article XIV of the Bylaws. The Association further certifies that all amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 12 day of July, 2018.

Signed, sealed and delivered:
in the presence of:

PALMER LAKE MASTER
ASSOCIATION, INC.

sign
print Israel Bannock

By:
Pat Lane, Vice-President

sign
print Kent Holtmeyer

Signed, sealed and delivered:
in the presence of:

sign Ana Vasquez
print Ana Vasquez

Attest:
Maria F Mitchell, Treasurer/Secretary

sign
print Anya Rudziva

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of July, 2018, by Pat Lane as Vice-President of Palmer Lake Master Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

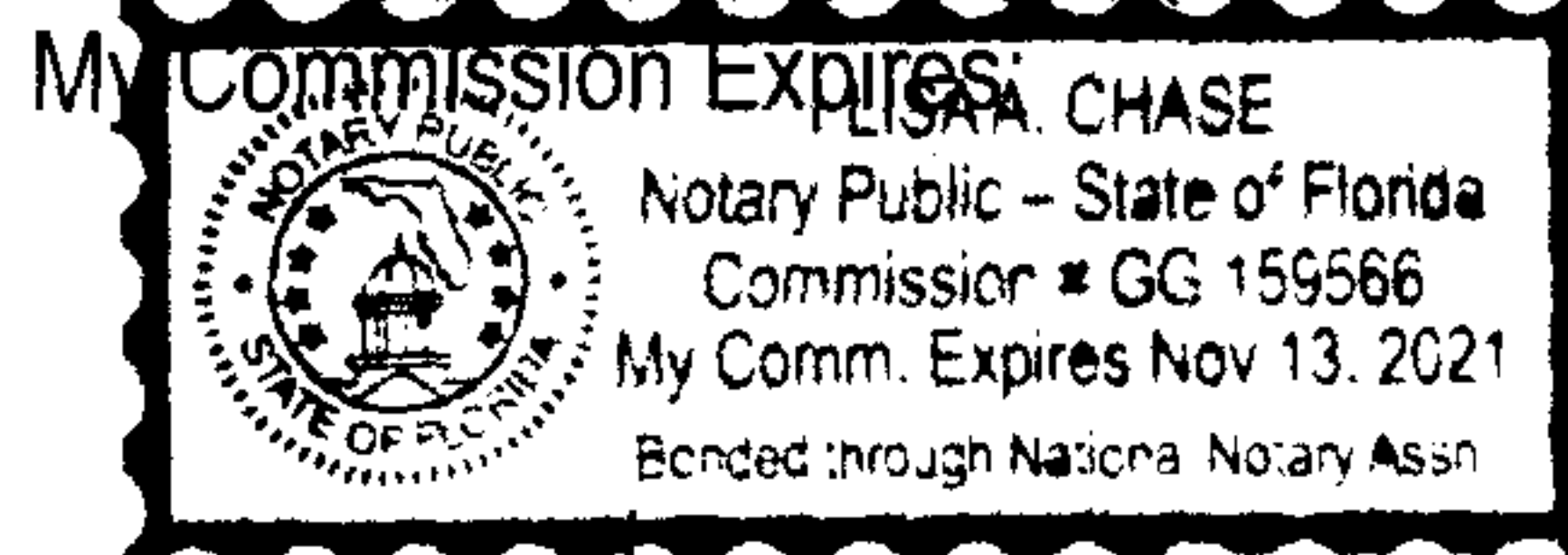
sign

Lisa Chase

print

Lisa Chase

State of _____ (Seal)



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11th day of July, 2018, by Maria F Mitchell as Treasurer/Secretary of Palmer Lake Master Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced FLDL M324.546.74. as identification. 582.0

NOTARY PUBLIC

sign

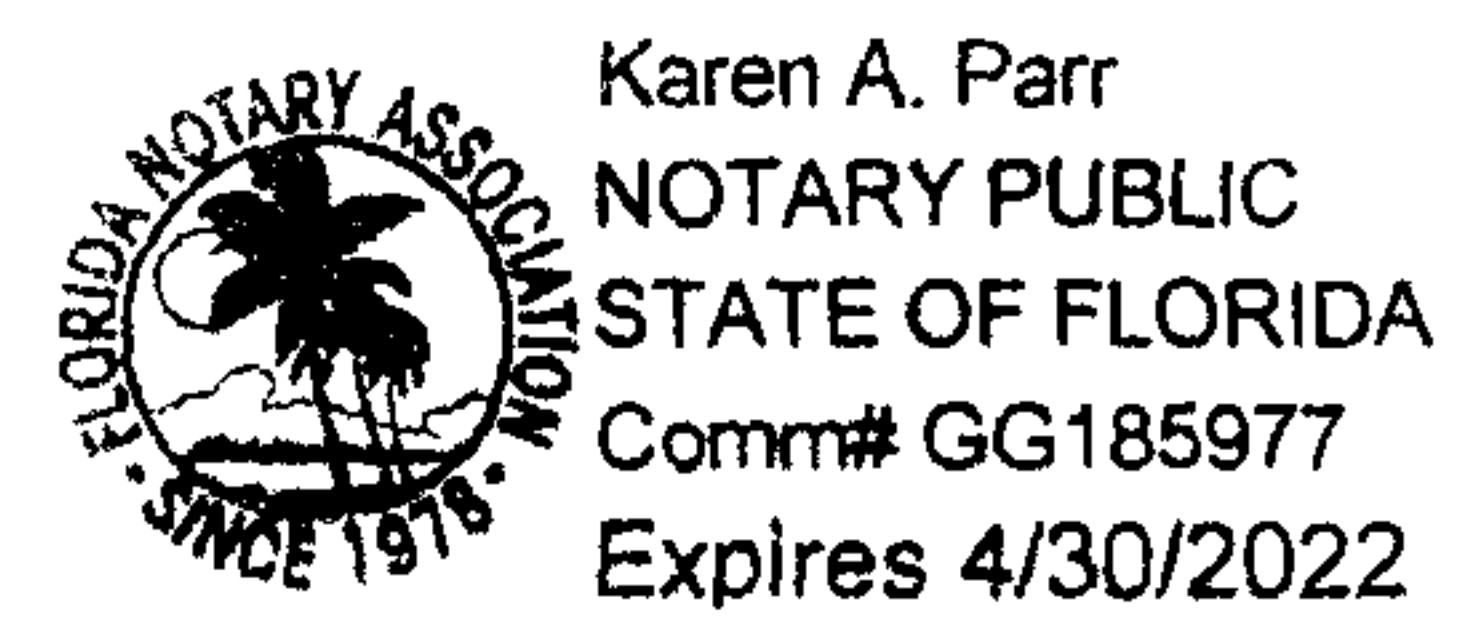
Karen A. Parr

print

Karen A. Parr

State of Florida (Seal)

My Commission Expires: 4.30.2022



AMENDMENTS

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PALMER LAKE**

AND

**BYLAWS
OF
PALMER LAKE MASTER ASSOCIATION, INC.**

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

A. DECLARATION

Article III: Property Rights, Easements, and Restrictions

...

3.12 Restrictions on Use Applicable to Lots. The following covenants, restrictions and easements are hereby imposed on the Lots in the Community, and shall run with the land and be binding upon all Lot Owners, Residents, and other occupants, and their respective successors and assigns:

...

3.12.2.10 Front Porch and Garage. The front porch or front screen/storm door of any Home may only be installed after submitting a written request to and obtaining the prior written approval of the ARC pursuant to Article IV of the Declaration. The Owner of the Lot shall be responsible for maintaining, repairing and replacing any screening installed on the front porch. The and garage of any Home shall not be enclosed with permanent or temporary screening.

...

3.12.1.22 Swimming Pools. No above-ground swimming pools shall be erected, constructed or installed on any Lot. In-ground swimming pools may be constructed or installed subject to prior written approval by the ARC. All pool equipment shall be shielded from view. All swimming pools shall be ~~screened or otherwise enclosed (including any applicable "baby" barriers) so as to meet all applicable local and state governmental requirements for screening and barriers, and all such screening and barriers may be constructed or installed subject to previous approval by the ARC.~~ enclosed with yard fence, or screening, and a baby barrier pool fence. Approval of the yard fence shall be subject to the yard fence specification as adopted by the ARC. Both the screening and baby barrier pool fence shall meet all applicable local and state governmental requirements for screening and baby barrier pool fences. No yard fence, screening, pool baby barrier, shall be commenced, placed, erected, or allowed to remain on any Lot, unless and until a request therefor has been submitted to and approved in writing by the ARC.

...

Article IV: Architectural Control

...

4.2 Approval of Plans; Architectural Review Committee.

4.2.1 For the purpose of further insuring the development of the Community as a residential area of the highest quality and standards, and in order that all improvements on each Lot and with regard to a Home (including landscaping) shall present an attractive and pleasing appearance from all side of view, the ARC, consisting of not less than three (3) nor more than five (5) members appointed by the Board, shall have the exclusive power and discretion to control and approve all of the improvements on each Lot in the manner and to the extent set forth herein. The Board of Directors shall act as the ARC when the appointment of at least three (3) ARC members is not feasible.

...

4.2.2 No Home, building, fence, wall, mail box, utility yard, driveway, walkway, deck, sign (including "For Sale" signs), recreation equipment, patio, swimming pool, spa, yard fence, screening, pool baby barrier, landscaping, or other structure or improvement, regardless of size or purpose, whether attached to or detached from the Home, shall be commenced, placed, erected, or allowed to remain on any Lot, nor shall any modification, addition to, or exterior change or alteration thereto be made, unless and until a request therefor has been submitted to and approved in writing by the ARC.

...

Article VIII: Covenant for Assessments; Fines

...

8.13 Fines. The Association shall have the power, but not the duty, to impose reasonable fines against a Lot Owner tenant, guest or invitee for the failure of the Lot Owner, or its occupant, licensee, or invitee to comply with any provision of this Declaration, the Bylaws, or the Rules and Regulations. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing as provided in Section 720 below, and there shall be no aggregate ceiling on the total fine which may be imposed for a recurring violation for each and any violation of the provisions of this Declaration, the Articles, the By Laws and/or the Rules and Regulations; provided, however, that any such fine shall only be levied in accordance with the applicable provisions of the Act. The maximum fine to be levied against a Lot Owner shall not exceed the lesser of \$100.00 per violation per day or the maximum amount permitted under the Act. A fine may also be levied against a Lot Owner for violations committed by any tenant, guest, licensee or invitee of such Lot Owner. Additional provisions pertaining to fines may be contained in the By Laws for purposes of amplification. The Association shall have the power to suspend, for a reasonable period of time, the rights of a Member and/or such Member's tenants, guests or invitees to use the Common Property, and to levy reasonable fines against same not to exceed the greater of \$100.00 per violation up to \$5,000.00 in the aggregate or the maximum amount allowed under the Act for activities which violate the provisions of the Declaration, these By-Laws or any Rules and Regulations. No fine or suspension may be imposed except upon fourteen (14) days prior written notice to the person sought to be suspended or fined, and such person having an opportunity for a hearing before a committee of at least three (3) Members of the Association. Such committee shall be appointed by the Board and shall not be composed of any officers, directors or employees of the Association, nor any spouse, parent, child, brother or sister of any officer, director or employee. A written decision of the committee shall be submitted to the Owner not later than twenty-one (21) days after the meeting. The committee must approve, by a majority vote, the proposed fine, prior to it being imposed. No fine or suspension may be imposed except upon majority approval

of the Members of such committee. Suspension of rights to use the Common Property shall not include any right to restrict vehicles and pedestrians' ingress and egress to and from such offending person's Lot. The voting rights of a Member may be suspended by the Association as provided in Chapter 720, Florida Statutes.

B. BYLAWS

ARTICLE IV

Directors

Section 1. Board of Directors. ~~Until transfer of control of the Association from the Declarant to the non-Declarant owners, the~~ The affairs of the Association shall be managed by a Board of three (3), five (5), or seven (7) directors, the exact number to be determined by the Board of Directors from time to time. A director must be a Member ~~except that the directors elected by the Class B Members need not be Members and may be the officers and/or employees of Declarant.~~ There shall be at all times a minimum of three (3) directors.

ARTICLE VI

Fiscal Management

...

Section 9. Fines. The Association shall have the power to suspend, for a reasonable period of time, the rights of a Member and/or such Member's tenants, guests or invitees to use the Common Property, and to levy reasonable fines against same not to exceed the greater of \$100.00 per violation up to \$5,000.00 in the aggregate ~~or the maximum amount allowed under the Act~~ for activities which violate the provisions of the Declaration, these By-Laws or any Rules and Regulations. No fine or suspension may be imposed except upon fourteen (14) days prior written notice to the person sought to be suspended or fined, and such person having an opportunity for a hearing before a committee of at least three (3) Members of the Association. Such committee shall be appointed by the Board and shall not be composed of any officers, directors or employees of the Association, nor any spouse, parent, child, brother or sister of any officer, director or employee. A written decision of the committee shall be submitted to the Owner not later than twenty-one (21) days after the meeting. The committee must approve, by a majority vote, the proposed fine, prior to it being imposed. No fine or suspension may be imposed except upon majority approval of the Members of such committee. Suspension of rights to use the Common Property shall not include any right to restrict vehicles and pedestrians' ingress and egress to and from such offending person's Lot. The voting rights of a Member may be suspended by the Association as provided in the By-Laws or the Declaration.