

This instrument prepared by:
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CERTIFICATE OF AMENDMENT

AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR THE CARRIAGE HOMES OF LAKESIDE PLANTATION

THIS CERTIFICATE OF AMENDMENT is executed this ____ day of _____, 2017, by The Carriage Homes of Lakeside Plantation, Inc., a Florida not-for-profit corporation (hereinafter "Association").

We hereby certify that the attached amendment to the Amended and Restated Declaration of Covenants, Restrictions, and Easements for the Carriage Homes of Lakeside Plantation (herein the "Declaration") which is recorded at Instrument No. 2016047173, as amended, in the Public Records of Sarasota County, Florida, was approved and adopted by the affirmative written consent of one hundred percent (100%) of the lot owners and received mortgagee consent and joinder, which such consent and joinders are attached hereto.

IN WITNESS WHEREOF, we have affixed our hands this ____ day of _____, 2017, in Sarasota County, Florida.

Witness Signature

THE CARRIAGE HOMES OF LAKESIDE
PLANTATION, INC.

Printed Name

By: _____
Mary Ann Nutter, President

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of _____ 2017, by Mary Ann Nutter, as President of The Carriage Homes of Lakeside Plantation, Inc., a Florida corporation, on behalf of the corporation, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

IN WITNESS WHEREOF, we have affixed our hands this ____ day of _____, 2017,
in Sarasota County, Florida.

Witness Signature

THE CARRIAGE HOMES OF LAKESIDE
PLANTATION, INC.

Printed Name

By:_____
Eileen Buckley-Foster, Secretary

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of _____ 2017, by
Eileen Buckley-Foster, as Secretary of The Carriage Homes of Lakeside Plantation, Inc., a Florida
corporation, on behalf of the corporation, who is ☐ personally known to me or ☐ has produced
_____ as identification.

Notary Public, State of Florida

FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR THE CARRIAGE HOMES OF LAKESIDE PLANTATION

New language is indicated by underlined type. Deleted language is indicated by ~~striketrough~~ type.

The current Section 1.1 of the Declaration is amended as follows:

1.1 The Property and Submission Statement. The Carriage Homes of Lakeside Plantation, Inc., a Florida corporation, (hereinafter “Developer”) owned the fee simple title to certain land in Sarasota County, Florida, which was developed as The Carriage Homes of Lakeside Plantation. The community consists of two (2) separately platted portions together totaling one-hundred (100) Lots and one (1) Tract, as described specifically in Exhibits “A” and “A1” attached to this Declaration, and more particularly as follows:

The land described in Exhibit “A” was developed as The Carriage Homes of Lakeside Plantation and made subject to the Covenants, Restrictions, and Easements of The Carriage of Lakeside Plantation recorded in Official Records Instrument #2003214124, of the Public Records of Sarasota County, Florida, as amended. The portion of The Carriage Homes of Lakeside Plantation property described in Exhibit “A” is derived from a part of Page 17C portion of Tract A of the plat of Lakeside Plantation, this plat being recorded in Plat Book 41 at Pages 17-17I, of the Public Records of Sarasota County, Florida and constitute Lots 1-23 and 84-100 depicted in the ~~is also shown on a~~ First Replat of Lakeside Plantation recorded in Plat Book 42 at Pages 12-12A of those Public Records (~~hereinafter referred to as “the Property”~~).

The land described in Exhibit “A1” was developed as The Carriage Homes of Lakeside Plantation, and pursuant to this Amendment, is made subject to the Declaration, as amended. The portion of The Carriage Homes of Lakeside Plantation property described in Exhibit “A1” is derived from portions of Tract A in the plat of Lakeside Plantation, and is depicted as Lots 24-83 and Tract P1 on the Fourth Replat of Lakeside Plantation recorded in Plat Book 44 at Pages 40-40A of the Public Records. Section 17.1 of this Declaration indicates the intent to add additional phases, which include the lands described in Exhibit “A1,” to the community and to amend the Declaration to reflect those additions. However, the Developer in error failed to record an amendment to the Declaration adding the land described in Exhibit “A1” to the Declaration and making it subject to the community’s governing documents, and this amendment corrects that omission. The owners of those lands made subject to the Declaration by this Amendment shall be subject to all of the rights, duties, and obligations of the Declaration.

Together, the property described in Exhibits “A” and “A1” are combined what is referred to in this Declaration as “the Property.”

2. Section 1.2 of the Declaration is proposed to be amended below to correct the Developer’s error in creating the community.

1.2 Submission Statement. Developer submitted the property described in Exhibit “A” ~~Property~~, all improvements erected to or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith to the ownership obligations and use restrictions described in the original

Covenants, Restrictions, and Easements of The Carriage of Lakeside Plantation recorded in Official Records Instrument #2003214124 of the Public Records of Sarasota County, as amended from time to time, and in accordance with Florida Statutes Chapter 720. Additionally, the Association now, with the consent of the Owners and mortgagees thereof (where required), hereby submits the property described in Exhibit "A1," all improvements erected to or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith to the ownership obligations and use restrictions described in this Declaration, as amended from time to time, and in accordance with Florida Statutes Chapter 720.

3. Exhibit "A1." A new Exhibit, "A1," is proposed to be attached to the Declaration, which shall state that the lands of that portion of the community are legally described as follows:

EXHIBIT "A1"

Lots 24 through 83, inclusive, and Tract P1, of the Fourth Replat of Lakeside Plantation, according to the plat thereof, as recorded in Plat Book 44, Pages 40 and 40A, of the Public Records of Sarasota County.

4. Section 2.22 of the Declaration is proposed to be amended below to add Exhibit "A1" to the definition of "Property."

2.22 "Property" shall mean and refer to the property which is subject to this instrument, which property is described in Exhibits "A" and "A1" attached hereto, and includes any Lots or improvements constructed thereon.

All other sections remain unchanged.