



This instrument prepared by:  
Hill Law Firm, P.A.  
456 S. Tamiami Trail  
Osprey, FL 34229



**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 31<sup>st</sup> day of May, 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 31<sup>st</sup> day of May, 2017, in Sarasota County, Florida.

Rhoda Miller  
Witness Signature

THE CARRIAGE HOMES OF LAKESIDE PLANTATION, INC.

Rhoda Miller  
Printed Name

By: Mary Ann Nutter  
Mary Ann Nutter, President

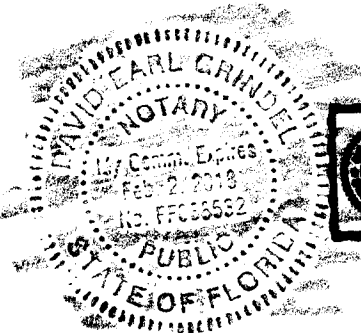
Marilyn Rustand  
Witness Signature

MARILYN RUSTAND  
Printed Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May 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.

[Signature]  
Notary Public, State of Florida



IN WITNESS WHEREOF, we have affixed our hands this 31<sup>st</sup> day of May, 2017,  
in Sarasota County, Florida.

Rhoda Miller  
Witness Signature

Rhoda Miller  
Printed Name

Marilyn Rustand  
Witness Signature

MARILYN RUSTAND  
Printed Name

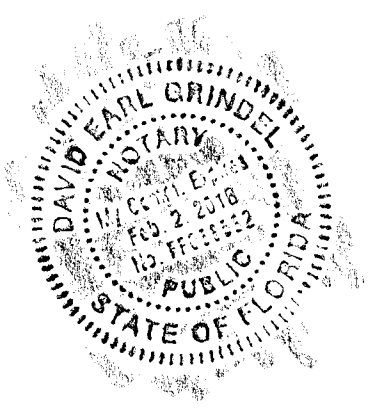
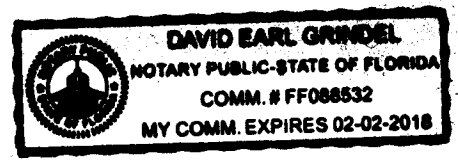
THE CARRIAGE HOMES OF LAKESIDE  
PLANTATION, INC.

By: Eileen Buckley-Foster  
Eileen Buckley-Foster, Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 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.

[Signature]  
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.**

# The Carriage Homes of Lakeside Plantation, Inc.

## Affidavit of Mailing

STATE OF FLORIDA  
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, authorized by law to administer oaths and take acknowledgements, personally appeared Eileen Buckley (herein, "Affiant"), who after being by me first duly sworn according to law, deposes and says:

1. Affiant is the Secretary of The Carriage Homes of Lakeside Plantation, Inc. and has personal knowledge of the matters contained herein.

2. As required by Section 720.306(1)(d)4, Florida Statutes, the Association prepared and mailed the required mortgagee consent and joinders to the mortgagee of record for Lots:

1921 Scarlett Ave.	Moore	Liberty Savings
2599 Cottonwood Lane	Nutter	Cenlar
2449 Cottonwood Lane	Striker	Amerihome
2555 Cottonwood Lane	Young	Cenlar
2520 Cottonwood Lane	Johnson	Liberty Savings
2592 Cottonwood Lane	Pecoraro	Liberty Savings
2640 Cottonwood Lane	Anderson	Liberty Savings
2465 Cottonwood Lane	Magnifico	Liberty Savings

3. As provided in Section 720.306(1)(d)4, Florida Statutes, the above referenced mortgagees of record are deemed to have consented to the amendment by their failure to respond within sixty (60) days after the date of the mailing requesting such consent and joinder.

FURTHER AFFIANT SAITH NOT.

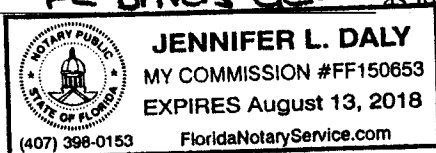
THE CARRIAGE HOMES OF LAKESIDE  
PLANTATION, INC.

By: Eileen W Buckley-Foster  
Eileen Buckley-Foster, Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2 day of June 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

FL Drivers Lic. as identification.



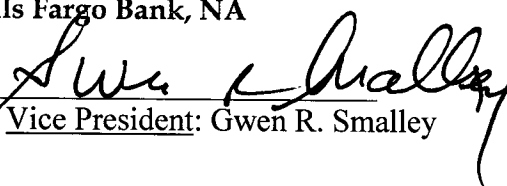
J. L. Daly  
Notary Public, State of Florida

Consent of Lienholder

Wells Fargo Bank, NA holder of first mortgage on property located 1936 Scarlett Ave North Port, FL 34289 owned Randall G. Fritz and Kari K. Fritz consents to the proposed amendments requested by the board of Carriage Homes of Lakeside Plantation Homeowners Association.

SIGNED AND EXECUTED this 3<sup>rd</sup> day of April, 2017.

Wells Fargo Bank, NA

By:   
It's: Vice President: Gwen R. Smalley

STATE of Maryland

COUNTY of Frederick

BEFORE ME, the undersigned authority, on this day personally appeared Gwen R. Smalley, Vice President, of Wells Fargo Bank, NA known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3<sup>rd</sup> day of April, 2017.



Notary Public: Hannah Mose

My commission expires: 08/09/2020

