

Prepared By and Return To:
Cindy A. Hill, Esq.
Hill Tannenbaum
614 S. Tamiami Trail
Osprey, FL 34229

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF BRADEN
WOODS SUBDIVISION, PHASE V**

THIS CERTIFICATE OF AMENDMENT is executed this 21st day of April, 2026, by Braden Woods Phase V Homeowners Association, Inc., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Braden Woods Subdivision, Phase V, in accordance with the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions of Braden Woods Subdivision, Phase V recorded at Official Records Instrument No. 201741118340 in the Public Records of Manatee County, Florida, (hereinafter "Declaration"); and,

WHEREAS, the amendment to the Declaration was submitted to the Members of the Association at a Meeting of the Members held on April 13, 2026, which Meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, the resolution adopting the proposed amendment included in this Certificate bears the approval of not less than seventy percent (70%) of the voting representatives who cast their vote.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by this amendment to the Declaration.

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

I. A new Section 3.28 is added to Article III of the Declaration as follows:

3.28 LEASING AND LEASE TERMS. Beginning on the day that this amendment is recorded in the Public Records of Manatee County, all leases in the Subdivision are required to comply with the following:

- A. Any lease of a dwelling must be in writing, and shall not be for a term of less than six (6) months. Lot Owners shall not lease less than their entire dwelling.

Notwithstanding same, any Lot Owner leasing their Lot for a term of less than six (6) months as of the date that this amendment is recorded in the Public Records of Manatee County is permitted to allow the term of that lease to continue until it expires, but may not renew that lease. Also, any Lot Owner who has confirmed a lease reservation with a future tenant for a term of less than six (6) months may honor that confirmed lease reservation if both: 1) confirmation of the reservation has been made in writing either before the date of the recording of this amendment in the Public Records of Manatee County, or within fifteen (15) days after that recording; and 2) written confirmation of the lease reservation is provided to the Board of Directors no later than thirty (30) days after the recording of this amendment in the Public Records of Manatee County.

B. No less than fifteen (15) days prior to the commencement of any lease, the Lot Owner is required to provide a copy of the lease to the Association as well as any such further information that the Board requests, including, but not limited to, the identification of all adult occupants who will reside in the dwelling during the term of the lease.

All other sections remain unchanged.

[SEE NEXT PAGES FOR SIGNATURES]

IN WITNESS WHEREOF, we have affixed our hands this 21st day of April 2026, in
Manatee County, Florida
(County) (State)

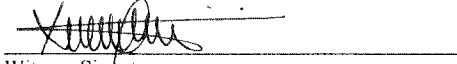


Witness Signature

Marina Chelnokov
Printed Name

11135 State Rd 70 E
Address

Bradenton FL 34202
City, State Zip



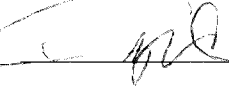
Witness Signature

Xiomara Chavez
Printed Name

11135 state Rd 70 E
Address

Bradenton FL 34202
City, State Zip

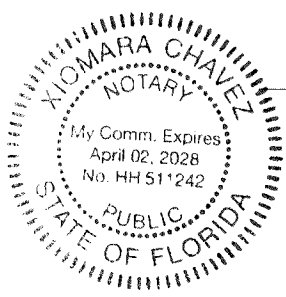
BRADEN WOODS PHASE V HOMEOWNERS
ASSOCIATION, INC.

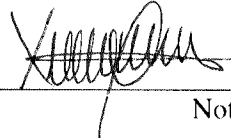
By:  _____
Olga Ramirez, President

STATE OF Florida)

COUNTY OF Manatee)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 21st day of April 2026, by Olga Ramirez, as President of Braden
Woods Phase V Homeowners Association, Inc., a Florida corporation, on behalf of the
corporation, who are personally known to me or have produced Florida Driver license
as identification.



 _____
Notary Public

IN WITNESS WHEREOF, we have affixed our hands this 21st day of April 2026, in
Manatee County, Florida.
(County) (State)

[Signature]

Witness Signature

Marina Chelindor

Printed Name

1135 State Rd 70 E

Address Bradenton FL 34202

City, State Zip

[Signature]

Witness Signature

Xiomara Chavez

Printed Name

1135 State Rd 70 E

Address Bradenton FL 34202

City, State Zip

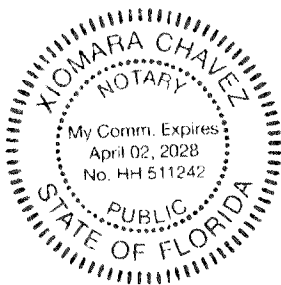
BRADEN WOODS PHASE V HOMEOWNERS
ASSOCIATION, INC.

Attest: [Signature]
Susan Fickey, Secretary

STATE OF Florida)

COUNTY OF Manatee)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 21st day of April 2026, by Susan Fickey, as Secretary of Braden
Woods Phase V Homeowners Association, Inc., a Florida corporation, on behalf of the
corporation, who are personally known to me or have produced Florida Driver License
as identification.



[Signature]
Notary Public