

**Prepared by and Return to:**  
**Patryk Ozim, Esq.**  
**MARTELL & OZIM, P.A.**  
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**Winter Garden, FL 34787**  
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**AMENDMENT TO THE DECLARATION OF COVENANTS**  
**AND RESTRICTIONS FOR CHAPMAN GROVES**

WHEREAS, that certain Declaration of Covenants and Restrictions for Chapman Groves was recorded at Official Records Book 2857, Page 0370, Public Records of Seminole County, Florida, as amended from time to time ("Declaration"); and

WHEREAS, Article VII, Section 3 of the Declaration states that the Declaration may be amended by an instrument first approved and signed by a majority of the Board of Directors of Chapman Groves Homeowners' Association, Inc. ("Association") and subsequently approved by the affirmative vote of sixty-six and two-thirds percent (66-2/3%) of the total votes of the membership; and

WHEREAS, the membership desires to make an amendment to the Declaration to permit sheds; and

WHEREAS, the amendment was approved by a majority of the Board of Directors and the necessary vote was obtained from the membership.

**NOW, THEREFORE, pursuant to the amendment procedures set forth in Article VII, Section 3 of the Declaration, the following Amendment is hereby adopted:**

**1. Article VIII, Section 1 of the Declaration shall be amended to read as follows:**

Section 1: Temporary Buildings. No tents, carports, shacks, or temporary or accessory buildings or structures shall be erected or permitted to remain on the Lot; provided, however, the foregoing shall not restrict or prevent the construction and maintenance of temporary sales models and such other temporary facilities as are essential to the development, construction and sale of the housing facilities created, and provided that such are in compliance with appropriate governmental requirements applicable thereto. Notwithstanding, sheds may be approved if said structures are behind a fully enclosed six foot (6') fenced yard and located at the rear of the dwelling at least three feet (3') from the rear fence line. No shed shall be erected or maintained on any Lot without prior approval from the Board. Maximum size allowed is eight feet (8') wide by ten (10') long by eight (8') tall and shed shall be composed of only plastic or wood. All approved wooden sheds shall have shingled roofs. Approved sheds shall meet the requirements of all applicable local ordinances and laws. No more than one (1) shed shall be approved for use on any Lot.

**CERTIFICATE OF AMENDMENT**

I, Deborah Persampiere, as President of Chapman Groves Homeowners' Association, Inc., hereby certify that the necessary instrument was approved and signed by a majority of the Board of Directors of Chapman Groves Homeowners' Association, Inc. and that the necessary vote was obtained to amend the Declaration by obtaining the affirmative approval of not less than sixty-six and two-thirds percent (66-2/3%) of the total votes of the membership.

Witnesses:

Sabrina Sias Sadr

Witness Signature

Print Name: Sabrina Sias Sadr

Date: 11/30/2020

**CHAPMAN GROVES HOMEOWNERS'  
ASSOCIATION, INC.**

By: Deborah Persampiere

Deborah Persampiere, as President

c/o World of Homes

1511 East State Road 434, Suite 3001

Winter Springs, FL 32708

Date: \_\_\_\_\_

Sabrina Sias Sadr

Witness Signature

Print Name: Sabrina Sias Sadr

Date: 11/30/2020

**ATTEST:**

By: Lenora Porter

Lenora Porter, as Secretary

c/o World of Homes

1511 East State Road 434, Suite 3001

Winter Springs, FL 32708

Date: 11/30/20

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2020, by Deborah Persampiere, as President of Chapman Groves Homeowners' Association, Inc., and Lenora Porter, as Secretary of Chapman Groves Homeowners' Association, Inc., who are personally known to me or have produced \_\_\_\_\_ as identification.

Sabrina Sias Sadr

Notary Signature

Notary Stamp or Seal:

