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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



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This Instrument Prepared By:  
J. Derrick Maginness  
Norton, Hammersley, Lopez & Skokos, P.A.  
1819 Main Street, Suite 610  
Sarasota, FL 342362

**CERTIFICATE OF AMENDMENT  
TO  
THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND  
RESTRICTIONS FOR COUNTRY MEADOWS**

The undersigned officers of Country Meadows of Sarasota Homeowners' Association, Inc., a not for profit Florida corporation organized and existing to operate and govern Country Meadows, according to the Declaration of Protective Covenants Conditions and Restrictions for Country Meadows thereof as recorded in the public records of Sarasota County, Florida in O.R. Book 3065, Page 2558, et seq., and all amendments thereto, hereby certifies that the following amendment to the Declaration was duly adopted in the manner provided in the governing documents of the Association and applicable law, including an affirmative vote of at least two-thirds of the voting interests of the Association, at a duly convened meeting on September 25, 2020.

(Additions indicated by underlining, deletions by ~~strikethrough~~)

1. Amendment to Article XVII of the Declaration of Condominium to read as follows:

Article XVII  
RENTAL OF PROPERTIES

Section 1. The rental of any property within Country Meadows Involving new occupants shall be for a minimum of one (1) year (12 months). Length of renewals to the lease holders of the previous year (12 months) are at the discretion of the lesser and lessee.

Section 2. At no time shall the number of rentals exceed 15% or 20 of the 125 homes in the Country Meadows Community. All rental properties must register with the Association by February 15<sup>th</sup> of each year or be fined for non-compliance. New tenants must file an application form found on the Association's website. The form then must be submitted to the Association Board of Directors for approval before moving into the property.

Section 3. No Owner shall enter into any agreement for the rental of any Lot, Parcel or portion of any Lot or Parcel, or any structure thereon, until the 548<sup>th</sup> day following the date that the Owner becomes legal title holder to any Lot or Parcel.

COUNTRY MEADOWS OF  
SARASOTA HOMEOWNERS'  
ASSOCIATION, INC.

By: Barbara Ancona  
Barbara Ancona, President

Attest: Tanya Dewitt  
Tanya Dewitt, Secretary

WITNESSES:

Nancy Matyjasik

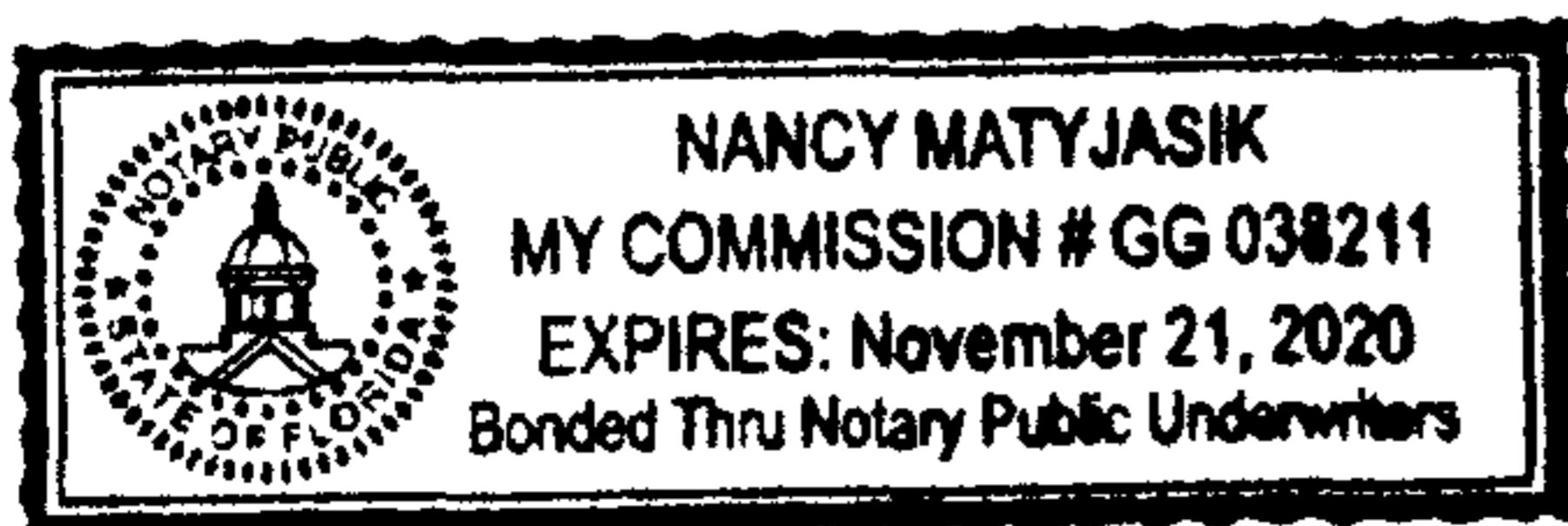
NANCY MATYJASIK  
(Print Name)

J. Derrick Maginness

J. Derrick Maginness  
(Print Name)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence this 28<sup>th</sup> day of September, 2020, by Barbara Ancona, as President Country Meadows of Sarasota Homeowners' Association, Inc., a not for profit Florida corporation, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.



Nancy Matyjasik  
Notary Public  
Print Name: NANCY MATYJASIK  
My Commission Expires: \_\_\_\_\_  
(Insert Seal)