

Prepared by and return to:  
Leah E. Ellington, Esquire  
Lobeck & Hanson, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237  
(941) 955-5622 (telephone)  
(941) 951-1469 (facsimile)

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November 22, 2017 03:47:23 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT**

**DECLARATION OF NEIGHBORHOOD COVENANTS FOR**

**WOODHAVEN ESTATES VILLAS**

We hereby certify that the attached amendments to the Declaration of Neighborhood Covenants for Woodhaven Estates Villas (which Declaration is originally recorded in Official Records Instrument Number 2006112949 of the Public Records of Sarasota County, Florida), were approved by a majority of the voting interests of the Association at a members meeting held on September 20, 2017, after receiving approval by the Board of Directors, which is sufficient for adoption under Section 15.1 of the Declaration of Neighborhood Covenants.

DATED this 15 day of November, 2017.

Signed, sealed and  
delivered in the presence of:

WOODHAVEN ESTATES VILLAS  
PROPERTY OWNERS ASSOCIATION, INC.

sign: Jo Ann Tubbs

By: William Bartley PRESIDENT  
William Bartley, President

print: Jo Ann Tubbs

sign: Josie Wiffenauer

print: Josie Wiffenauer

sign: Jo Ann Tubbs

Attest: Charles Lyman  
Charles Lyman, Secretary

print: Jo Ann Tubbs

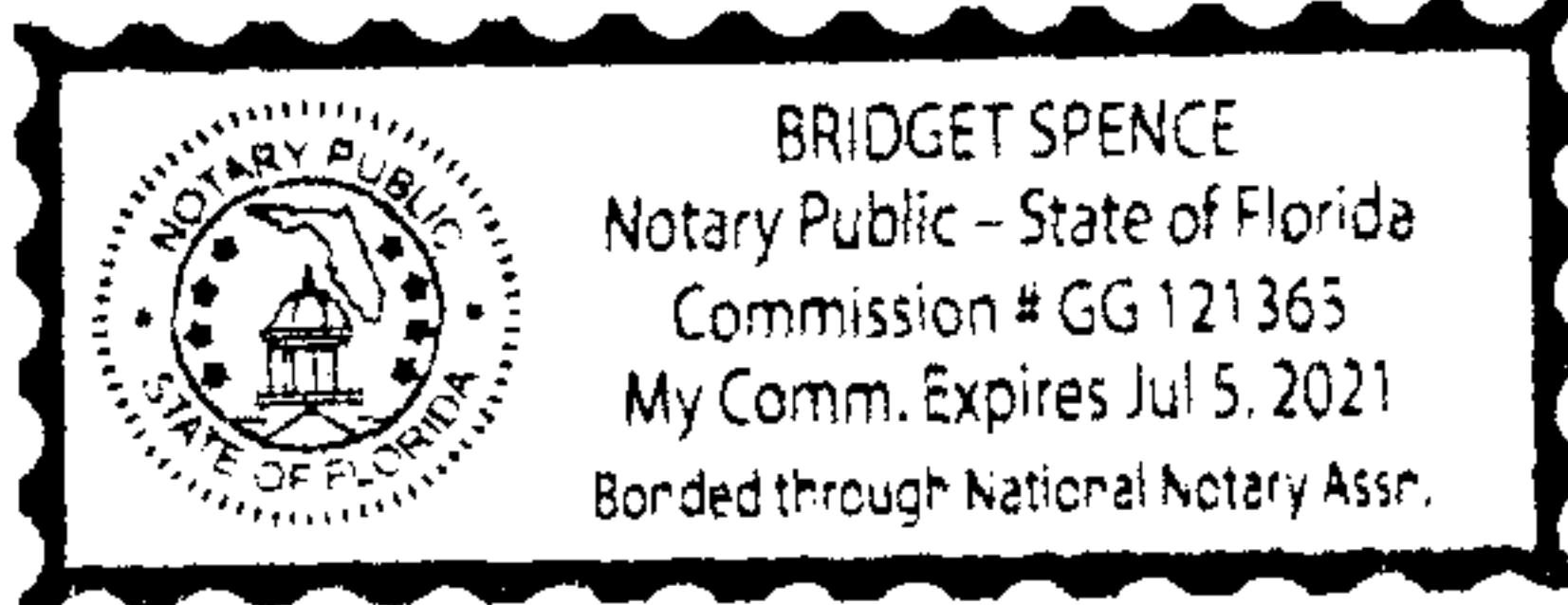
sign: Josie Wiffenauer

print: Josie Wiffenauer

(Corporate Seal)

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15 day of November 2017, by William Bartley as President of Woodhaven Estates Villas Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

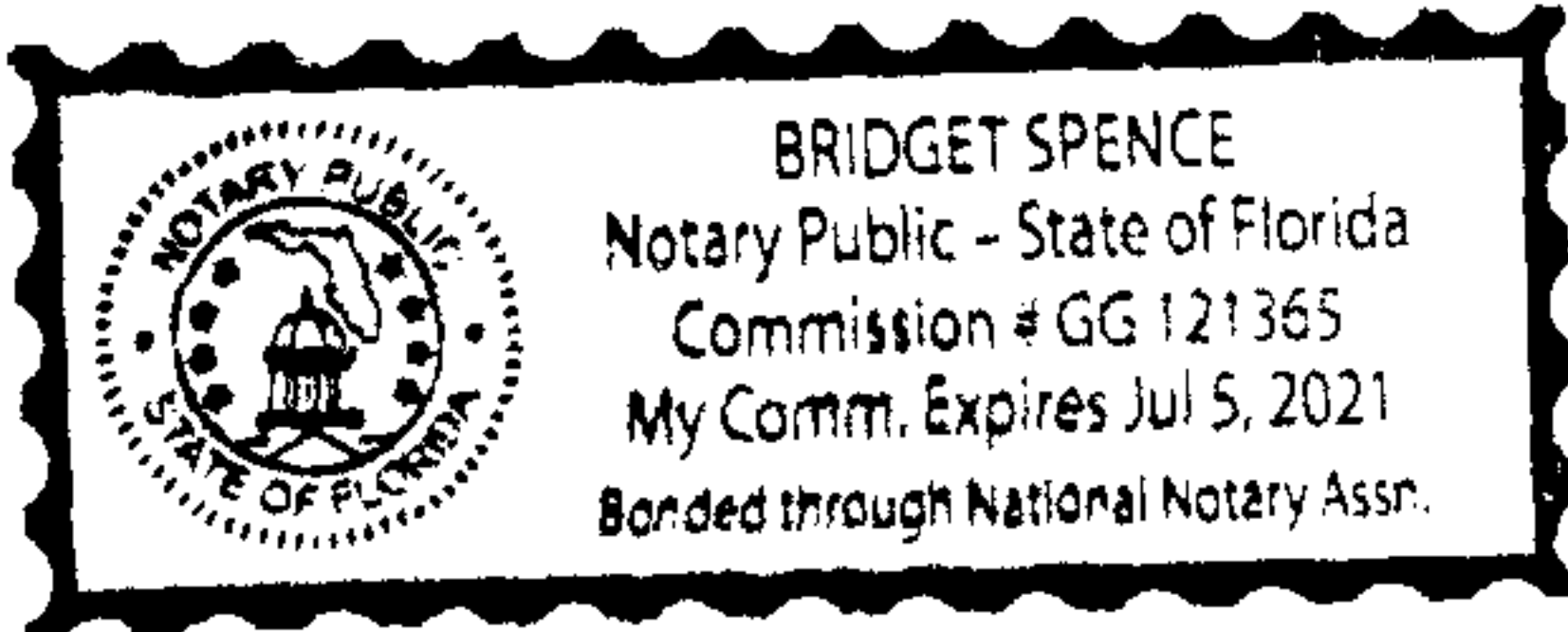


NOTARY PUBLIC

sign Bridget Spence  
print Bridget Spence  
State of Florida at Large (Seal)  
My Commission expires:

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15 day of November 2017, by Charles Lyman as Secretary of Woodhaven Estates Villas Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

sign Bridget Spence  
print Bridget Spence  
State of Florida at Large (Seal)  
My Commission expires:

## AMENDMENTS

### DECLARATION OF NEIGHBORHOOD COVENANTS FOR WOODHAVEN ESTATES VILLAS

*[Additions are indicated by underline, deletions by ~~strike through~~]*

#### ARTICLE 3 COMMON AREAS AND EASEMENTS

**Section 3.2 Changes to the Common Areas.** The Common Areas are permanent in nature and neither the Association nor any Owner or occupant of any Lot shall alter, improve or change same, except with the prior approval of a majority of the members of the Association. As an exception to the foregoing, no membership approval shall be required for maintenance, preventative maintenance, repair, replacement or protection of the common areas or for compliance with valid governmental orders or regulations or for security measures. Notwithstanding anything to the contrary herein, membership approval shall not be required for alterations, improvements or changes to the Common Areas costing ten percent (10%) or less than the current annual operating budget, not including reserves.

#### ARTICLE 7 LOT USE RESTRICTIONS

**Section 7.14 Restrictions on Structure Exteriors.** Except as stated in Section 10.1 of this Declaration, ~~t~~The prior written approval of the Association shall be required before altering the exterior of any Structure or Lot, which approval must comply with the following parameters:

#### ARTICLE 10 ARCHITECTURAL STANDARD AND REVIEW

**Section 10.1 Architectural Review.** The prior written approval of the Association shall be required before commencing any construction, alteration or improvement to a Structure or Lot. Such standards and criteria include, but are not limited to, size and height of the Structures, setbacks, elevations, exterior materials, color, roofs, windows, doors, patios, enclosures, garages, driveways, walkways, landscaping, irrigation, fences, walls, screening, pools, play equipment, mailboxes and decorative objects. Notwithstanding the foregoing, the Board of Directors, or the ARC with final approval by the Board of Directors, may adopt a list of items that do not require written approval as long as they meet certain stated specifications, including but not limited to paint colors or materials.