

Manatee Clerk of the Circuit Court  
 Angelina Colomneso, Clerk of Court  
 P.O. Box 25400 Bradenton FL 34206  
 Visit our website: "www.manateeclerk.com"

RECEIPT  
 #1 of #1

MERIDIAN PARTNERS  
 1701 NORTH 20TH STREET  
 TAMPA FL 33605

Thank You - Ref: # 470087502 -  
 470087502  
 Case No: 2016 RC 000004 - 2016 RC 000004  
 Rk./Pg./Doc.# 2616/1562/3499452 -  
 2616/1564/3499452  
 04/18/2016 13:56:30  
 Sheck RECORDING CASH BOOK  
 CHECK/MONEY 1830 27.00  
 ORDER  
 Total 27.00  
 Receipt(s) Amount 27.00  
 Change 0.00

AR PAYOR: RST Book#  
 DOC TYPE: PAGES: 3 CALC AMOUNT: \$0.00  
 Receipt: 470087502 FILE# 4/18/16 1:34PM BY: FGERRNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00

RECEIPT TOTAL: \$27.00  
 GRAND TOTAL: \$27.00



Receipt# 470087502 thru 470087502

OFFICE HOURS \*\*\*8:30 AM - 5:00 PM  
 "Pride in Service with a Vision to the Future"

THIS RECEIPT MUST BE VALIDATED BY CENTRAL CASHIERING



**PERIDIA PATIO HOMEOWNERS 5 ASSOCIATION, INC.**

**AMENDMENTS TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR PERIDIA PATIO HOMES 5**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Peridia Patio Homes 5 (the "Declaration") was recorded in Official Records Book 01262, Pages 0486 et seq., in the Public Records of Manatee County, Florida.

WHEREAS, the owners of the lots in this subdivision have found it necessary to amend the Declaration.

NOW, THEREFORE, the owners of the lots in this subdivision, as members of the Peridia Patio Homeowners 5 Association, Inc. (the "Association"), voted to amend Article 7 of the Declaration as follows:

*[Underlined indicates new text; Stricken text indicates deleted text.]*

**ARTICLE 10**

**USE RESTRICTIONS**

**10.18 Occupancy**

Each Lot shall be used only as a residence, by the Lot Owner or the Owner's lessee and the family members and guests of the Lot Owner or Lessee. Occupancy in each Lot should not exceed two (2) individuals per bedroom except under temporary circumstances after approval by the Board of Directors. The Lot Owner shall provide written notice to the Association, in advance or as soon as practicable thereafter, of any residence in the unit by a guest, in excess of fourteen (14) days in any calendar year.

**10.19 Leasing**

- 1) After approval by the Association, entire Lots may be rented provided the occupancy is only by the Lessee and his family and guests. No rooms may be rented and no transient tenants may be accommodated. No lease shall be for a period of less than thirty (30) consecutive days. Any lease shall require advance written approval of the Association. Guests may occupy Lots when either the Lot Owner or his approved lessee(s) are not in residence. The term "guest" shall refer to persons residing in a Unit on a temporary basis, not to exceed ten (10) days, with the permission of the Lot Owner or an approved lessee, and without payment of rent or other consideration. No more than two (2) guests are permitted on a Lot at any time. For leased Lots, the number of occasions for this type of guest occupancy shall be limited to once during the lease term. In the first year of ownership of a Lot, a Lot Owner may only rent their Lot once in that calendar year for a maximum of 120 days.

- 2) Approval by the Association. The approval of the Association that is required for the leasing of a Lot shall be obtained in the following manner:
  - a. A Lot Owner seeking to lease his or her Lot shall give to the Association notice of such intention, together with a completed written lease and such other information concerning the intended lessee as the Association may reasonably require, including without limitation a rental history, credit, and criminal background check. All occupants, including minor children, must be named on the lease. The Board shall have the authority to adopt procedures for conducting the background checks. The Board shall not have the obligation to conduct the background checks until all of the required information and the non-refundable application fee have been provided. The Board or its agent will inform the Lot Owner in writing whether the tenancy has been approved or denied. An Owner shall be deemed to be in violation of Section 12.06 if a Lot is rented or occupied prior to approval of the Association.
  
- 3) Disapproval of the Lease for Good Cause
  - a. Approval of the Association for any lease shall be withheld for good cause only if a majority of the whole Board so votes. Only the following may be deemed to constitute good cause for disapproval :
    - i. The person seeking approval has been convicted of a felony involving violence to persons or property, a felony involving possession or sale of a controlled substance, or a felony demonstrating dishonesty or moral turpitude;
    - ii. The person seeking approval has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosures, or bad debts;
    - iii. The application on its face give the Board reasonable cause to believe that the applicant intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the Association;
    - iv. The person seeking approval has a history of disruptive behavior or disregard for the rights or property of others; The person seeking approval has evidenced an attitude of disregard for Association rules by his conduct in this community as a tenant, owner, or occupancy of a Lot;
    - v. The person seeking approval has failed to provide the information, fees, or interviews required to process the application in a timely manner, or provided false information during the application process; and/or
    - vi. The person seeking approval is delinquent in the payment of assessments, fines, or other charges or is in violation of any of the covenants, rules, or regulations at the time the application is considered.
  
- 4) Effective Date. Section 10.19 regarding leasing become effective against all leases, excluding current and future tenants of existing Lot Owners and the Lot Owners biological or adoptive parents, children, siblings, and nephews and nieces to the first degree, entered into after the date of its adoption.

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