

Prepared by and Return to:
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(941) 366-9191 (Telephone)



CERTIFICATE OF AMENDMENT

**DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS
FOR SUGAR MILL LAKES**

We hereby certify that the attached amendment to the Declaration of Covenants, Conditions, Easements and Restrictions for **SUGAR MILL LAKES** (which Declaration is originally recorded at Official Records Book 1945, Page 7818 et seq. of the Public Records of Manatee County, Florida) of **SUGAR MILL LAKES HOMEOWNERS' ASSOCIATION, INC.** (herein, the "Association") was approved and adopted at the special meeting of the Association membership held on December 3, 2020. The amendment to the Declaration of Covenants was approved by the affirmative vote of not less than two-thirds (2/3) of the Board of Directors and two-thirds (2/3) of the Lot Owners of all phases of SUGAR MILL LAKES present, in person or by proxy, and voting at a membership meeting at which a quorum was obtained, as required by Article VII, Section 1 of the Declaration of Covenants, as amended on February 20, 2020 and recorded in Instrument Number 202041018490.

The Association further certifies that the attached amendment was proposed and adopted as required by the governing documents and applicable Florida law.

DATED this 5th day of January, 2021.

Signed, sealed and delivered
in the presence of:

sign: Deborah A. Flint

Print: Deborah A. Flint

sign: Jack D. Morsink

print: Jack D. Morsink

SUGAR MILL LAKES HOMEOWNERS' ASSOCIATION, INC.

By: Dale C. Dinger **PRESIDENT**
Dale Dinger, President

Signed, sealed and delivered
in the presence of:

sign: Deborah A. Flint

print: Deborah A. Flint

sign: Jack D. Morsink

print: Jack D. Morsink

Attest:

By: Charles P. Madore
Charles P. Madore, Treasurer

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5TH day of January, 2021, by Dale Dinger as the President of SUGAR MILL LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

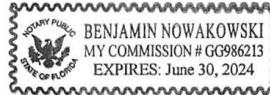
NOTARY PUBLIC

Sign: _____

Print: BENJAMIN NOWAKOWSKI

State of Florida at Large (Seal)

My Commission expires:



STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5TH day of January, 2021, by Charles P. Madore as the Treasurer of SUGAR MILL LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

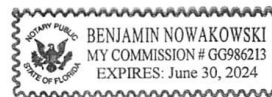
NOTARY PUBLIC

Sign: _____

Print: BENJAMIN NOWAKOWSKI

State of Florida at Large (Seal)

My Commission expires:



AMENDMENTS

**DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
OF
SUGAR MILL LAKES**

[Additions are indicated by underline; deletions by ~~strike-through~~]

I. DECLARATION OF COVENANTS

**ARTICLE III
Restrictive Covenants**

1. **Residential Lots.** The Lots and Unit shall be used for single-family residential purposes only. No structure shall be erected or permitted to remain on any lot within the Development other than a Dwelling Unit or as otherwise permitted herein. No buildings or other improvements at any time situate on any Lot shall be used for any business, commercial, amusement, hospital, sanitarium, school, clubhouse, religious, charitable, philanthropic or manufacturing purposes, or as a professional office, and no billboards or advertising signs of any kind shall be erected or displayed thereon, except such signs as are permitted elsewhere in this Declaration. No building or other improvement situate on any Lot shall be rented or leased ~~separately from the rental or lease of the entire Lot~~ and no part of any such building shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation. ~~A Dwelling may be rented, as a whole, on an annual basis.~~

To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his unit to a specified lessee for a period of not less than four consecutive months nor more than twelve consecutive months.