

CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF
PARK ESTATES

PARK ESTATES HOMEOWNERS ASSOCIATION, INC., it's address being 560 Park Estates Square, Venice, FL 34293, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Covenants and Restrictions of PARK ESTATES is recorded in O.R. Book 2390, page 331, of the Public Records of Sarasota County, Florida. The following amendments to the Declaration of Covenants and Restrictions is executed by the Board of Directors of THE PARK ESTATES HOMEOWNERS ASSOCIATION, INC., as permitted by the terms of the Declaration of Covenants and Restrictions.

1. Paragraph 7.01.01, Setback and Height use Restriction is hereby amended to read as follows:

7.01.01 Setback and Height. All applicable governmental codes and ordinances shall be complied with as regards setback and height requirements. In addition, without written consent of the ASSOCIATION, sideyard setbacks shall be a minimum of 7 feet, setbacks from contiguous roads (whether front or sideyard) and rear property lines shall be a minimum of 20 feet, and the maximum height of UNIT shall be 30 feet. Finished floor elevations are to be no less than 18", no more than 24" above crown of the road. However a pool cage or patio may be built within 9 feet of the rear property line.

NOTE: This amendment corrects a previous amendment to Paragraph 7.01.01 which was erroneous.

2. Paragraph 7.03.01 Use Restriction is added as a subparagraph to Paragraph 7.03 No Trade or Business and reads as follows:

7.03.01, Leasing and / or Renting A UNIT may not be leased and / or rented for a period of not less than one year, and may not be sub-leased or sub-rented. The Board of Directors may wave this restriction upon presentation of special circumstances to the Board.

3. Paragraph 7.05, Landscaping Use Restriction is hereby amended to read as follows:

7.05 Landscaping The OWNER of each LOT containing a UNIT shall be required to install and maintain tasteful landscaping on his LOT, and on the portions of the COMMON AREAS between his LOT and the pavement edge of any abutting road or Lake of the Woods Common Areas. All such landscaping shall be maintained by an automated underground irrigation system by the OWNER of the LOT in first class condition and appearance and, as reasonably required, mowing, watering, trimming, fertilizing, and weed, insect and disease control shall be performed by the OWNER. All landscaped areas shall be primarily sodded with grass, and shall not be paved or covered with gravel or any artificial surface without the prior written consent of the ASSOCIATION. All dead or diseased sod, plants, shrubs, underbrush or unsightly growth shall promptly be removed. No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior portion of any LOT.

4. Paragraph 7.15 Outside Antenna Use Restriction is hereby amended to read as follows:

Outside Antenna No outside antenna or outside signal sending stations are permitted except for Dish TV antenna less than 1 meter (39.37 inches). The installation of any of these permitted type antenna: 1) May not be visible from the street abutting said property. 2) If installed on the home or roof, must be painted to match the mounted structure, and 3) May not impinge on the view of neighboring properties. The preferred method of mounting would be at ground level with Landscape shielding.

IN WITNESS WHEREOF, said Corporation has caused this Certificate to be signed by its President this 18th day of February, 1997.

PARK ESTATES HOMEOWNERS ASSOCIATION, INC.
A Florida Non-Profit Corporation

By: ROBERT C. BEECH
As President