



Prepared by and return to:
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CERTIFICATE OF AMENDMENT

**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
FOR
GULFVIEW ESTATES, UNIT NO. 1
AND
GULFVIEW ESTATES UNIT NO. 1, PHASE II and III**

We hereby certify that the attached amendments to the Declarations of Easements, Covenants and Restrictions for Gulfview Estates, Unit No. 1 and Gulfview Estates Unit No. 1, Phase II and III (which Declarations were originally recorded at Official Records Book 1441, Page 1589, et seq., and Official Records Book 2173, Page 262, et seq., both of the Public Records of Sarasota County Florida) were approved by the affirmative vote of the majority of the Owners of each subdivision present in person or by proxy at the properly called Annual Meeting of the Membership of Gulfview Estates Owners Association, Inc. held on December 9, 2020, which is sufficient for adoption under Article V, Section 2 of the Declarations of Easements, Covenants and Restrictions.

DATED this 4th day of MARCH, 2021.

Signed, sealed and
delivered in the presence of:

GULFVIEW ESTATES OWNERS
ASSOCIATION, INC

Sign Teri Lennon

By: Richard Delco
Richard Delco, President

Print Teri Lennon

Sign John Finnell

Print Jo-Ann Finnell

Witnesses:

Bonnie McGugan
Attest Bonnie McGugan
Bonnie McGugan, Secretary

Sign Teri Lennon

Print Teri Lennon

Sign John Finnell

Print Jo-Ann Finnell

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4TH day of MARCH, 2021, by Richard Delco as President of Gulfview Estates Owners Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced N/A as identification.

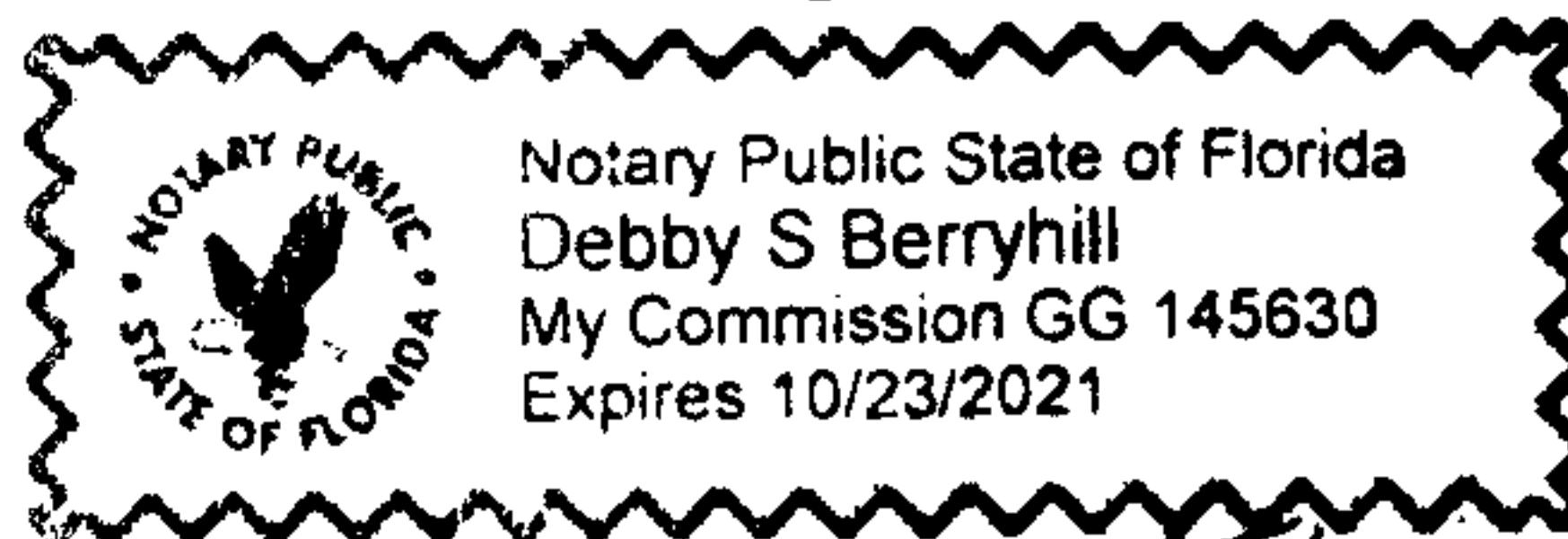
NOTARY PUBLIC

Sign Debby S. Berryhill

Print DEBBY S. BERRYHILL
State of Florida at Large (Seal)

My Commission expires: 10-23-2021

STATE OF FLORIDA
COUNTY OF SARASOTA



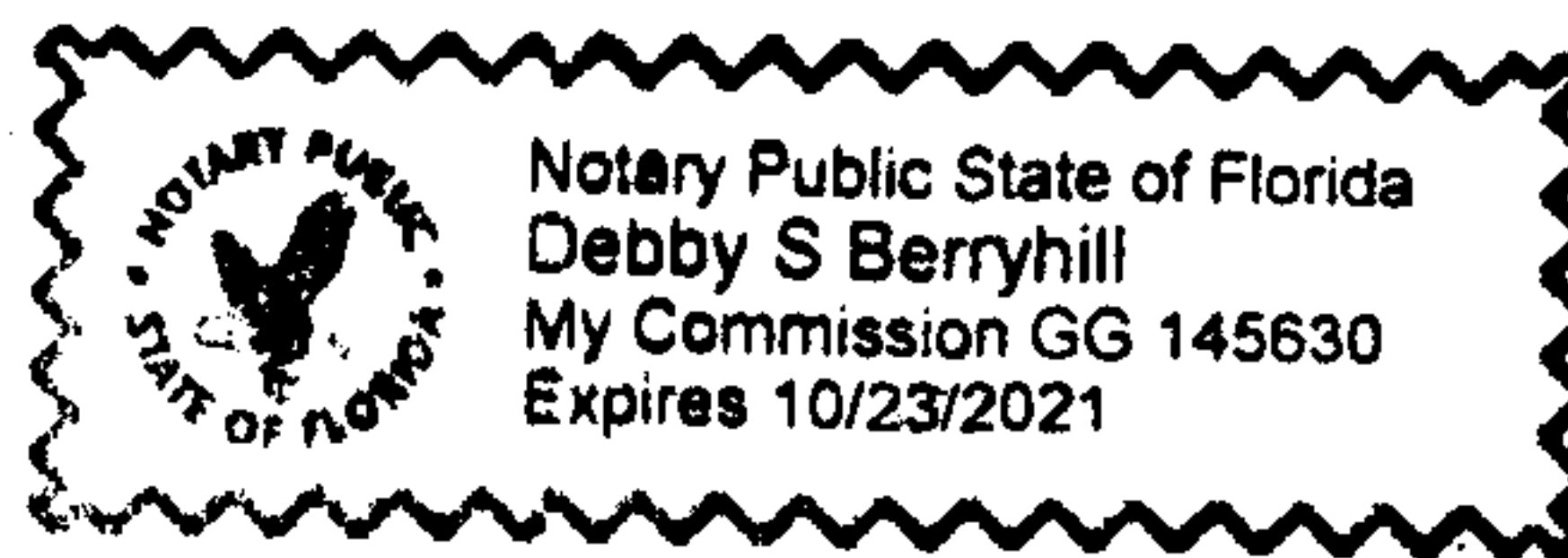
The foregoing instrument was acknowledged before me this 4TH day of MARCH, 2021, by Bonnie McGuigan as Secretary of Gulfview Estates Owners Association, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced N/A as identification.

NOTARY PUBLIC

Sign Debby S. Berryhill

Print DEBBY S. BERRYHILL
State of Florida at Large (Seal)

My Commission expires: 10-23-2021



AMENDMENT

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GULFVIEW ESTATES, UNIT NO. 1 AND GULFVIEW ESTATES UNIT NO. 1, PHASE II and III

[Additions are indicated by underline]

ARTICLE III Use Restrictions

The use of the properties located in these subdivisions shall be in accordance with the following provisions.

6. **Parking and Prohibited Vehicles.** All vehicles must be parked on driveways or in garages and shall not be parked otherwise on yards or Lots at any time. No vehicles may be parked on the streets within the subdivisions between the hours of 11:00 p.m. in the evening and 6:00 a.m. the next morning, Sarasota, Florida, local time. Violations of this Section 6 may result in fining and any other penalties allowed under the pertinent statutes and governing documents.

(a) No vehicle, vessel, boat, recreational vehicle, trailer, or other such item may be repaired in open view of any Lot Owner from any angle within the subdivisions except within a garage.

(b) Vehicles not registered to operate on public roads as required by Florida law, trucks over $\frac{3}{4}$ ton, commercial vehicles, vehicles with commercial writing or advertising on their exteriors or with commercial equipment visible, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles or equipment, trailers (either with or without wheels), campers, trailers, boats and other water craft, and boat trailers, shall be parked only in enclosed garages.

AMENDMENT

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GULFVIEW ESTATES, UNIT NO. 1 AND GULFVIEW ESTATES UNIT NO. 1, PHASE II and III

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

ARTICLE V Owners' Association

5. Compliance Committee. The Board of Directors, through the following process, has the authority to levy fines for noncompliance with the easements, covenants and restrictions applicable in a subdivision.

(f) ~~Upon completion of the hearing or in the event the party against whom the fine is sought to be levied fails to attend the hearing, the Compliance Committee shall present to the Board a written report regarding such party's alleged violation. The role of the Compliance Committee is limited to determining whether to confirm or reject the fine levied by the Board. If the Compliance Committee, by majority vote, does not approve a proposed fine, it may not be imposed. The Compliance Committee's written statement to the Board may include a recommended adjustment of the fine amount for each incident determined by the Compliance Committee to constitute a failure to comply with the governing documents, and the rationale supporting the recommendation.~~ If the Association imposes a fine, the Board must provide written notice of such fine by regular mail or hand delivery to the lot owner and, if applicable, to any tenant, licensee, or invitee of the Owner.

(g) If the proposed fine is approved by the Compliance Committee, the fine payment is due five (5) days after the date of the Compliance Committee meeting at which the fine is approved. ~~Upon the levying of any fine, the Board may collect such fine in one or more installments.~~ In any action to recover a fine, the prevailing party is entitled to reasonable attorney's fees and costs from the non-prevailing party as determined by the court.