

Prepared by and return to:
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CERTIFICATE OF AMENDMENT
DECLARATION OF RESTRICTIONS
FOR
EMERALD GARDENS, A SUBDIVISION

We hereby certify that the attached amendment to the Declaration of Restrictions for **EMERALD GARDENS**, a Subdivision, were approved and adopted at the annual membership meeting of **EMERALD GARDENS HOMEOWNERS' ASSOCIATION, INC.** (herein, the "Association"), by the affirmative vote of not less than a majority of the voting rights of the Association and voting at the annual membership meeting held on January 18, 2018, as required by Article 30 of the Declaration of Restrictions. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

The original Declaration of Restrictions of Emerald Gardens, a Subdivision, is recorded at Official Records Book 2132, Page 2805 et seq. of the Public Records of Sarasota County, Florida.

Dated this 24 day of January, 2018.

Signed, sealed and delivered in the presence of :

Sign: [Signature]

Print: Angelica Santos

Sign: [Signature]

Print: [Signature]

EMERALD GARDENS HOMEOWNERS' ASSOCIATION, INC

By: [Signature]
John Kelner, President

STATE OF ~~FLORIDA~~ Kansas
COUNTY OF ~~SARASOTA~~ Wyandotte

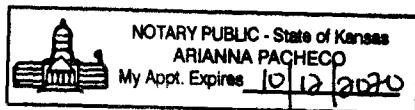
The foregoing instrument was acknowledged before me this 24 day of January, 2018, by John Kelner as the President of EMERALD GARDENS HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced FLDKL as identification.

NOTARY PUBLIC

Sign: [Signature]

Print: Arianna Pacheco

State of ~~Florida~~ Kansas at Large (Seal)
My Commission expires: 10/12/2020



ATTEST:

Sign: Kevin Billingsley

Print: Kevin Billingsley

Sign: VA

Print: Virginia Phillips

By: Melanie Marsh

Melanie Marsh, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20 day of January, 2018, by Melanie Marsh as the Secretary of EMERALD GARDENS HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced FL DL as identification.

NOTARY PUBLIC

Sign: OH

Print: Olivia Harman

State of Florida at Large (Seal)

My Commission expires: 09.14.2021



Olivia Harman
State of Florida

My Commission Expires 09/14/2021
Commission No. GG 143035

AMENDMENT

**DECLARATION OF RESTRICTIONS FOR
EMERALD GARDENS, A SUBDIVISION**

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

28. Rentals

Leases on the rental of ~~homes~~ lots shall be for a period of not less than one (1) year ~~six (6) months~~, except if title to the lot is taken through inheritance or by an institutional lender, and except as to the Association. For any lot owner taking title to the lot after the recording of this Amendment, no lot owner may rent or lease a lot until two (2) years after taking title to the lot, except if title to the lot is taken through inheritance or by an institutional lender, and except as to the Association. Any lot owner engaged in leasing or subleasing activity must, upon the sale or conveyance of said lot, notify any potential buyer or person taking title of this provision. There will be no leases for less than the entire area of a lot. If the lot's assessments are delinquent, the Association shall have the right to deny the lot owner the ability to lease his or her lot until the assessments are brought current. Alternatively, the Association may permit the owner to lease their lot upon the owner assigning the monthly rent to the Association until the lot's assessments are brought current. The Association may prepare such assignment of rent agreement and require its use.

[The rest of the Declaration remains unchanged.]