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5/27/2021 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2685771

CERTIFICATE OF AMENDMENT

TO

**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS**

FOR

LAKES ESTATES III OF SARASOTA

We hereby certify that the attached amendments to the Declaration of Protective Covenants, Conditions and Restrictions for Lakes Estates III of Sarasota, a subdivision (which Declaration was originally recorded at Official Records Book 1964, Page 1325, et seq. of the Public Records of Sarasota County, Florida) were approved by 2/3 of the entire membership at a meeting of the members held on February 18, 2020 and by a majority of the Board of Directors, which is sufficient for adoption under Article X.J.2 of the Declaration.

DATED this 29th day of April, 2021.

Witnesses:

sign Rochelle Ashley

print Rochelle Ashley

sign JoAnn Finnell

print JoAnn Finnell

Witnesses:

sign Rochelle Ashley

print Rochelle Ashley

sign JoAnn Finnell

print JoAnn Finnell

LAKES ESTATES III OF SARASOTA
HOMEOWNERS ASSOCIATION, INC.

By: Jeff Newman

Jeff Newman, President

Attest: Katherine O'Connell

Katherine O'Connell, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

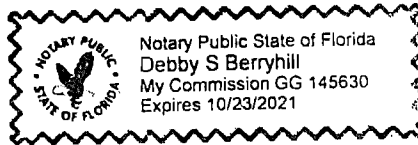
The foregoing instrument was acknowledged before me this 29 day of April, 2021, by Jeff Newman, as President of LAKES ESTATES III OF SARASOTA HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation. He is personally known to me or has produced N/A as identification.

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

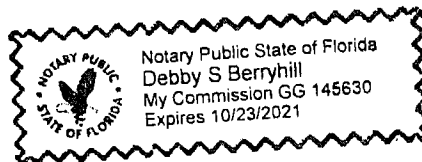


The foregoing instrument was acknowledged before me this 29 day of April, 2021, by Katherine O'Connell, as Secretary of LAKES ESTATES III OF SARASOTA HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation. She is personally known to me or has produced N/A as identification.

NOTARY PUBLIC

sign Debby S. Berryhill
print DEBBY S BERRYHILL
State of Florida at Large (Seal)

My Commission expires: 10-23-2021



**AMENDMENTS
TO
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
LAKES ESTATES III OF SARASOTA**

[New text is underlined.]

**ARTICLE 3
USE CLASSIFICATION AND RESTRICTIONS**

In consideration of the benefits hereinafter contained and the payment of the Neighborhood Expenses, Declarant does hereby declare the following provisions shall be applicable to the Subjected Lands, which shall be transferred, owned, demised, sold, mortgaged, conveyed and occupied subject to the terms of this Declaration as hereinafter set forth:

...

C. Additional Provisions for the Preservation of the Values and Amenities of the Subjected Lands

In order to preserve the values and amenities of Lakes Estates III, the following provisions shall be applicable to the Subjected Lands and any provisions requiring Declarant's approval or consent shall only be applicable to the Turnover date, at which time the approval or consent of the Lakes Estates III Association shall be required:

...

22. Rental Restrictions. No Unit shall be rented or leased for a period of twelve (12) months following the acquisition of the Unit. The minimum lease term shall be twelve (12) months.