

Prepared by & Return to:
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Sarasota, FL 34237

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF
PINEHURST ESTATES, a LAND CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT is executed this 23rd day of June, 2022, by PINEHURST ESTATES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of the residential community known as Pinchurst Estates in accordance with the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Pinchurst Estates, a Land Condominium, recorded in Instrument Number 201941050965, of the Public Records of Manatee County, Florida, as amended from time to time ("Declaration");

WHEREAS, Section 20.2 of Article XX of the Declaration requires amendments to be approved by not less than two-thirds (2/3rd) of the total Voting Interests of the Association;

WHEREAS, Section 3.10 of Article III of the Amended and Restated Bylaws of Pinchurst Estate Condominium Association, Inc. ("Bylaws") provides that action that may be taken by the Members at a meeting may be taken without a meeting if written consents expressing the approval of the action proposed are signed and returned by the minimum number of votes that would be required to take such action at a meeting; and,

WHEREAS, in accordance with Section 20.2 of Article XX of the Declaration and Section 3.10 of Article III of the Bylaws, not less than two-thirds (2/3rd) of the Voting Interests of the Association executed written consents approving the proposed amendment to Section 12.2 of Article XII of the Declaration as evidenced by "Exhibit A." attached hereto.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the attached amendment to Article XII, Section 12.2 of the Declaration as set forth in Exhibit "A" hereto.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23
day of June, 2022.

WITNESSES:

PINEHURST ESTATES
CONDOMINIUM ASSOCIATION, INC.
a Florida not-for-profit corporation

Angela De Forest
Print Name: Angela De Forest
David P. Householder

By: Salvatore Bonfanti
President
SALVATORE BONFANTI

Print Name: David P. Householder

(Seal of Corporation)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 23 day of
June, 2022 by Salvatore Bonfanti as President of Pinhurst Estates
Condominium Association, Inc., a Florida not-for-profit Corporation. He/She (who is personally
known to me) (who has produced _____ as identification) and (did)
(did not) take an oath.

Donnie P. Melendy
Signature of Notary Public



DONNIE P. MELENDY
Commission # HH 085212
Expires March 6, 2025
Bonded Third Budget Notary Services

Donnie P. Melendy
Print name

[SECOND SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23 day of JUNE, 2022.

WITNESSES:

PINEHURST ESTATES
CONDOMINIUM ASSOCIATION, INC.
a Florida not-for-profit corporation

Angela De Forest

Print Name: Angela De Forest

[Signature]

Print Name: SALVATORE BONFANTTI

By: Brian J. Bolinger, Secretary

BRIAN J. BOLINGER

(Seal of Corporation)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 23 day of June, 2022 by Brian Bolinger as Secretary of Pinchurst Estates Condominium Association, Inc., a Florida not-for-profit Corporation. He/She (who is personally known to me) who has produced _____ as identification) and (did) (did not) take an oath.

Donnie P. Melendy
Signature of Notary Public

Donnie P. Melendy
Print name

Document #1550409



DONNIE P. MELENDY
Commission # HH 085212
Expires March 6, 2025
Bonded Thru Budget Notary Services

PINEHURST ESTATES CONDOMINIUM ASSOCIATION, INC.

**WRITTEN AGREEMENT TO APPROVE AMENDMENT TO THE AMENDED AND
RESTATED DECLARATION OF CONDOMINIUM FOR PINEHURST ESTATES
("DECLARATION")**

Section 12.2 of Article XII of the Declaration

By signing this Written Agreement to Approve Amendment to the Declaration, I/we, the undersigned Owner(s) or Voting Representative of the designated Unit below, do hereby confirm in writing my/our agreement to approve the proposed amendment to Section 12.2 of Article XII of the Declaration below:

Section 12.2 of Article XII of the Declaration shall be amended as follows:

12.2 **Pets.** No animals other than a total of three (3) pets consisting of cats, dogs, ferrets or caged birds may be kept in a Unit by an Owner, provided the pets are not kept, bred or maintained for any commercial purpose. Notwithstanding the above restriction, an unlimited amount of aquatic animals kept in a water tank may be maintained as pets in addition to the above. Dogs must be leashed or carried at all times while outside of the Unit. The Owner is responsible for cleaning up after his/her pet(s). The ability to keep pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a nuisance or an unreasonable source of annoyance to other residents, whether by reason of barking or otherwise. ~~Guests shall not be permitted to bring pets on the Association Property.~~ The following breeds of dog shall not be permitted on Association Property or allowed as pets in this community: Pit Bulls, Rottweilers, Dobermans, and other breeds or mixed-breeds commonly recognized as aggressive or dangerous as determined in the sole discretion of the Board of Directors and implemented as a rule.

Please ensure that you sign this Written Agreement if you are casting your vote to approve the proposed amendment to Section 12.2 of Article XII of the Declaration. If you do not approve the proposed amendment, no further action is needed. This Written Agreement, with your signature, may be recorded in the Public Records of Manatee County, Florida.

Dated this 25th day of April, 2022.

Unit # 7347 Eleanor Cir

Signature(s) of Owner(s) or Signature of Designated Voting Representative.

Scott A Greenwood Elaine M Greenwood

Print Name: Scott A. Greenwood Print Name: Elaine M. Greenwood