

Telese L. Zuberer, Esq.
Community Association Law
Circuit Certified Mediator

June 9, 2023

Via: Email Only

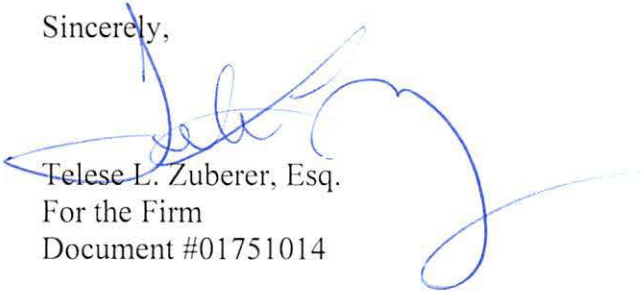
Ms. Donnie Melendy, Association Manager
CMR Property Management, Inc.
40 Sarasota Center Blvd., 108A
Sarasota, FL 34240
cmr7085@yahoo.com

**Re: Pinehurst Estates Condominium Association, Inc. /
Certificate of Amendment to the Declaration 12.4 - Trucks**

Dear Donnie:

Enclosed please find the Certificate of Amendment for the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pinehurst Estates, a Land Condominium ("Declaration") that was recorded in the Official Records of Manatee County, Florida. The Certificate of Amendment to the Declaration can be found in the Public Records of Manatee County under Instrument #202341059633. The Amendments are enforceable upon the recording as of June 5, 2023. If you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,


Telese L. Zuberer, Esq.
For the Firm
Document #01751014

Enclosures: 1

Prepared by & Return to:
Telese L. Zuberer, Esq.
Icard | Merrill
2033 Main Street, Suite 600
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 25th day of May, 2023, 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 Pinehurst Estates in accordance with the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Pinehurst 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, 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 approved the proposed amendment to Section 12.4 of Article XII of the Declaration at a Special Membership Meeting held on March 23, 2023.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
 1. **Section 12.4(a) of Article XII of the Declaration shall be amended as follows:**
 - (a) **Prohibited Vehicles.** No commercial vehicles ~~or trucks, trucks,~~ boats, campers, trailers, mobile homes or ~~similar recreational~~ vehicles may be parked on the Condominium Property. Commercial vehicles shall be defined as any vehicle used for commercial purposes, including but not limited to having a commercial license, or having signage, tool racks, supplies, equipment or other word-related materials on the vehicle, or visible from outside of the vehicle. Recreational vehicles shall include but not be limited to those which are built or modified for recreational activities, such as motorsports, off-roading, camping or made to appear as such. This provision shall not, however, prohibit temporary parking of prohibited vehicles or vehicles carrying out business, such as making deliveries or service calls, or for temporary loading or unloading. The Association may adopt Rules and Regulations regarding these vehicles to ensure that the duration and frequency of time in the community ~~if is appropriate; and may be limited, if~~ necessary.

2. Section 12.4(b) of Article XII of the Declaration shall be amended as follows:

(b) Additional Restrictions on Vehicles. Recognizing that the design and use of vehicles evolves over time, and that on occasion it may be difficult to determine whether specific vehicle falls into one classification or another, the Board shall have the authority from time to time to adopt and amend standards of interpretation of this Section, as part of the Rules and Regulations, providing in more detail for the delineation of different vehicles and vehicle types, including further determination of which classification of vehicle is applicable to a specific vehicle. All such determinations and standards adopted by the Board shall be conclusive for all purposes, and binding on all Owners, occupants and Guests.

Pickup trucks are allowed so long as they have not been modified by increasing their height or adding off-road wheels/tires, hydraulics, over-sized tires, roll bars or similar types of modifications as deemed by the Board of Directors.

2. All present and future Members of the Association shall be bound by the amendment to Article XII, Section 12.4 of the Declaration hereto.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 25 day of May, 2023.

WITNESSES:

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

David Householder

By: John A. Dougherty President

Print Name: David Householder

Angela DeForest

Print Name: Angela DeForest

(Seal of Corporation)



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

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 25 day of May, 2023 by John Dougherty as President of Pinehurst 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
Commission # HH 085212
Expires March 6, 2025
Bonded thru Budget Notary Services

Donnie P. Melendy
Signature of Notary Public

Donnie P. Melendy
Print name

[SECOND SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 25
day of May, 2023.

WITNESSES:

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

Angela DeForest

Print Name: Angela DeForest

By: David P. Householder, Secretary

Brian J. Balinga

Print Name: Brian J. Balinga

(Seal of Corporation)

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 25 day of
May, 2023 by David P. Householder as Secretary of Pinehurst 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
Commission # HH 085212
Expires March 6, 2025
Bonded Thru Budget Notary Services

Donnie P. Melendy
Signature of Notary Public

Donnie P. Melendy
Print name

Document #01745700