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Venice, FL 34293



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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF
EASEMENTS, COVENANTS AND RESTRICTIONS
OF MYAKK RIVER TRAILS

WHEREAS, certain property described in the Declaration defined below has been developed in Sarasota County and is subject to the terms, provisions, covenants, conditions, and restrictions of that certain Declaration of Easements, Covenants and restrictions of Myakka River Trails, (The "Declaration") recorded in Official Records Book 2923, Page 1110, et seq., and re-recorded in Official Records Book 2928, Page 1968, et seq., public records of Sarasota County, Florida; and

WHEREAS, Taylor Ranch, Inc. a Florida corporation (the "Developer") is the developer of the property subject to the Declaration; and

WHEREAS, amendment of the Declaration by the Board of Directors of the Association is permitted pursuant to Paragraph 23 of the Declaration;

NOW, THEREFORE, the Association amends the Declaration as follows:

10. Plans Review:

(A) Owner shall not commence construction of a residence, building, or structure until plans and specifications have been submitted to and approved in writing by the Developer, its successors or assigns. If the proposed construction does not violate any of these Covenants and Restrictions, and there is no substantial reason for withholding consent, Developer shall promptly approve the plans and specifications.

(B) Prior to land clearing or construction of new structures, the property owners shall deliver to the Association Treasurer or the management company a certified check payable to Myakka River Trails Improvement Association for the sum of \$5,000.00 as a bond to cover any damage to roadways, community property, common areas, or entry gates incidental to said construction project. In the event that no damage is associated with the construction project, the full \$5,000.00 will be remitted back to owner; however, if there is damage that exceeds \$5,000.00 the additional costs of repairs will be assessed to owner. With the high water table during the rainy season, owners are encouraged to make every effort to schedule construction projects, especially those involving dirt-hauling trucks, during the dry season.

11. REQUIREMENTS FOR RESIDENCES, BUILDINGS AND STRUCTURES:

All residences, buildings, and structures must conform to the following requirements in addition to all of the provisions of the Covenants and Restrictions.

A. Single Family Residence:

- (1) Size of Residence: Single level family residences must have an air conditioned living area of not less than ~~three thousand (3,000)~~ twenty five hundred (2,500) square feet, exclusive of porches, breezeways, garages, workshops, and barns. Two story residences must have an air conditioned living area of not less than three thousand (3,000) square feet, with a first floor level air conditioned living area of not less than two thousand two hundred (2,200) square feet, exclusive of porches, breezeways, garages, workshops, and barns.
- (3) ~~Uniform Mailboxes: All mailboxes within the subdivision must be uniform, as determined by the Association. If the post office will not deliver within the Subdivision, a common mail box may be placed at the entrance of the Subdivision. There shall be two centralized locations for mailboxes: one located at the intersection of the lake loop road and the south road and the other at the intersection of the lake loop road and the north road.~~

~~D. Fences: If owner constructs a fence facing a common access driveway, Owner shall construct the fence using the following materials and dimensions. Owners must request approval of the Association before construction any fence facing the common driveway. All boards and posts must be CCA treated. Posts must be spaced at eight (8) foot intervals to the center of the post, and must be forty-two (42) to fifty-four (54) inches high, four (4) by four (4) inches square. Boards must be full one (1) inch by six (6) inch rough cut. The fence must consist of three (3) boards, evenly spaced over the height of the posts. A fourth board will be allowed on the bottom if the fence height is too great for three (3) boards. All fences must be stained dark brown and kept in good condition at all times.~~

13. A. SCREENING OF VEHICLES AND OTHER OBJECTS: Commercial and recreational vehicles, including but not limited to campers, motor homes, trailers, off road vehicles, inoperable vehicles, dump trucks, drag lines, dune buggies and boats must either be placed in enclosed structures, walled areas, or must be so located on the lot as to be screened from view of the common access driveways and adjoining properties by shrubbery or natural vegetation. Owners shall not store unsightly objects of any nature unless they are screened from the view of roadway and adjoining properties. All garbage and trash containers, outside clotheslines, oil and bottled gas tanks, and other similar objects must be screened from the view of common access driveways and adjoining properties.

B. TRASH PICKUP AND CONTAINERS: Trash, trash containers, recycle containers, etc., should not be placed at the end of driveways earlier than 5:00PM on the day preceding the scheduled pickup. The empty containers must be removed from the common driveway no later than 10:00AM on the day following scheduled pickup.

~~15. TREE REMOVAL: For each tree removed on a lot by any lot owner (other than developer), a new tree, at least five (5) feet tall, shall be planted on the Lot. A County tree permit may be required.~~

~~16. ANIMALS: No Lot or Parcel Owner may keep more than one (1) animal per acre contained in that Owner's Lot or Parcel, including all pets, birds, etc., but no including small animals kept indoors (gerbils, fish, cats, etc.). All horses, cattle, and other animals, including dogs, cats, and other household pets, shall be kept on the Owner's Lot or Parcel and restrained from creating noise, odors, or other nuisances.~~

~~Owner shall not conduct or allow to be conducted on a Lot or Parcel activities of a noxious or offensive nature, including but not limited to the maintenance of poultry or rabbit ranches, hog farms, or cattle feeding pens.~~

Owners are allowed to keep household pets, e.g., dogs, cats, birds, etc., provided that pets are not allowed to roam beyond the limits of owner's property. In addition, owners may have agricultural type animals, e.g., horses, cattle, llamas, hogs, chickens, etc., provided that the owner has adequate fencing, housing, etc., to properly care for the animals. The aggregate number of such animals shall not at any time exceed on per acre. Care must be taken to insure that such animals not cause offensive odors or noise to other homeowners.

~~18. SIGNS: No signs of any type shall are to be displayed to the public view on any Lot or Parcel, except for the following on owner's property with the following exceptions:~~

~~A. Construction Signs: During the course of construction of improvement, the general contractor may erect a construction sign no larger than four (4) square feet containing the name of the builder, the job number, and the phone number. Such signs may not be placed at the gated entrance to the Subdivision or along River Road. The construction sign must be promptly removed when the certificate of occupancy is issued.~~

~~B. For Sale Sign: Owner, Owner's agent, may post one For Sale sign per Lot, not to exceed four (4) square feet. All For Sale signs must be posted on the Lot or Parcel, and not at the gated entrance to the Subdivision or along River Road.~~

A. Street Address: Such sign must conform to the size, color, material, etc. of the community's standardized signage.

B. Construction Signs: The general contractor may place a sign of four (4) square feet or less on a construction work site. Such sign shall be promptly removed at the conclusion of the construction.

C. For Sale Signs: Owners or their agents may place on Fore Sale sign anywhere on the owner's property. It the sign is placed along the common driveway it should be set back sufficiently so as not to interfere with landscape maintenance or hinder the sight view of drivers transition the roadway. Those property owners whose property

abuts River Road may also place an additional sign on River Road, provided that sign is located wholly on the owner's property and the sign does not exceed nine (9) square feet. Owners of lots with river frontage may also post a Fore Sale Sign (nine (9) square feet or less) on their property or dock. All signs and locations thereof must be compliant with county ordinances and with provisions of the "Myakka River Protection Zone." No signs are allowed at any of the gated entrances.

June

IN WITNESS WHEREOF, the Association has set its hand and seal this 19th day of ~~May~~ 2012.

Witnesses:

Sign: Tracy Cardenas

Print: Tracy Cardenas

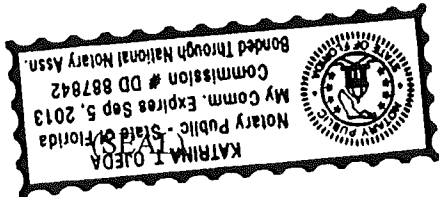
MYAKKA RIVER TRAILS
IMPROVEMENT ASSOCIATION, INC.
a Florida not-for-profit corporation

By Bob Earley
Bob Earley, as President

Sign: Julie Scarry

Print: Julie Scarry

I HERBY CERTIFY that the foregoing Amendment was acknowledged before me this 19th day of ~~May~~ 2012, by Bob Earley, as President of MYAKKA RIVER TRAILS IMPROVEMENT ASSOCIATION, INC., on behalf of said corporation. He is personally known to me.



My Commission Expires:

9/5/13

NOBARY PUBLIC
Sign [Signature]
Print