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CORRECTIVE AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHERIDAN WOODS

This CORRECTIVE AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHERIDAN WOODS, is executed this 27 day of August, 2003 by the Sheridan Woods Community Association, Inc. ("Association").

RECITALS

A. Pursuant to Article X, Section 10.1 of the Declaration as recorded in Official Records Book 3360, Page 2496, as amended by those amendments recorded at Official Records Book 3392, Page 4705, Official Records Book 3420, Page 3855, Official Records Book 3449, Page 2411, and Official Records Book 4511, Page 3684, all of the Public Records of Brevard County, Florida, the Declaration may be amended upon the consent and affirmative vote of two-thirds (2/3rds) of the Owners/Members.

B. On or about January 14, 2002, that certain Amendment to the Declaration of Covenants and Restrictions for Sheridan Woods was recorded by the Association, however, that Amendment contained additional language which was not approved by the members of the Association and the Association desires to amend that Amendment to properly amend the Declaration in accordance with the votes of the members.

AMENDMENT

NOW THEREFORE, the above Recitals are true and correct and are expressly incorporated into this Amendment by this reference and the Declaration is amended as follows:

1. Article II of the Declaration is hereby amended to add the following:

Section 2.11 "Commercial Vehicle". A car, truck, motorcycle, trailer, minivan, SUV, van or other form of motorized transportation utilized in the performance of commercial business activity, or activities or containing business logos, advertisement, names, trademarks or other symbols or other equipment used for or in furtherance of commercial or business activities.

2. Section 7.3(k) of Article VII, of the Declaration shall be amended and restated as follows:

Section 7.3(k). Except as otherwise limited or prohibited herein, all vehicles, including without limitation, cars, automobiles, trailers, trucks, vans, SUV's, motorcycles, minivans or other forms of motorized transportation must be parked only in the driveway or the garage and shall not be parked on any lawn, yard, sidewalk, Common Area or Common Property, or in other area not intended for vehicular use. Except as prohibited by federal, state or local municipal rules, ordinances, laws or regulations, or otherwise limited or prohibited herein, vehicles may only be parked in the public streets, roadways or thoroughfares on a temporary basis, and shall not be parked in public streets, roadways or thoroughfares overnight. Repair of vehicles shall only occur within a garage or behind an approved privacy fence. Boats, trailers and recreational vehicles ("RVs") shall only be parked in garages, or on either side of the residence or home in a fenced yard, provided that an approved privacy fence is erected around the boat, trailer, or RV, and the boat, trailer or RV does not extend beyond the front of the home or residence, is not visible from the street or adjacent lot, and if kept or parked in a garage, does not extend outside of the garage. Except as prohibited by federal, state or local municipal rules, ordinances, laws or regulation, or otherwise limited or prohibited herein, boats, motor homes, RV's or trailers may be parked in homeowner's driveway for

Scott Ellis

Clerk Of Courts, Brevard County
#Pgs: 3
Trust: 2.00
#Names: 2
Rec: 13.00
Serv: 0.00
Excise: 0.00
Mtg: 0.00
nt Tax: 0.00

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July 3, 2003 (3:42pm)

Prepared By: Fallace & Larkin L.C.
1900 S. Hickory St.
Melbourne, FL 32901
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loading and unloading only, and in no event for a period of time exceeding twenty-four (24) hours. Motor homes shall only be parked inside garages, and must not extend outside of the garage. Habitual offenders shall have their vehicles towed at the owner-of-vehicle's expense, and the owner of any such vehicle waives any additional notices or other requirements required by any federal, state or municipal law, statute, rule, regulations or ordinances.

3. Section 7.3 (q), Article VII, of the Declaration shall be amended to add the following:

Section 7.3(q) Windows, Awnings and Shutters: All exterior awnings, shutters, window coverings, hurricane storm shutters or other window coverings affixed or to be affixed to the exterior of a home or residence must be approved by the Architectural Review Committee prior to installation. In no event shall any Owner or renter place foil, paper, linens, or mirrored window tinting in any window. All approved hurricane or storm shutters or other protective window coverings must not be left in place or installed on any home where a person or persons are living, unless there is a threat of a hurricane or severe weather as issued by the National Weather Service (NWS).

4. Section 7.3 (c), Article VII, of the Declaration shall be amended and restated as follows:

Section 7.3(c) Garbage or other refuse shall not be kept on any Lot except in sanitary containers or garbage compactor units. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed, stored or screened as not to be visible from any road or adjacent property within sight distance of the Lot, except at any time immediately before, after or during refuse collection. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted.

5. Section 7.3 (g), Article VII, of the Declaration shall be amended and restated as follows:

Section 7.3 (g) Signs. All signs, billboards and advertising structures of any kind are prohibited, with the following four (4) exceptions. Signs provided by any person or entity other than an Owner, who is constructing any improvement upon a lot are permitted during construction periods, not to exceed a period of one (1) year beginning with the earlier of the date of recording of a Notice of Commencement or issuance of a building permit. "House for Sale" or signs for the marketing and sale of a home including signs of realtors or real estate sales companies are permitted, with the following restrictions: the sign post must not exceed 6 feet high above the ground level, and sign size (excluding post) cannot exceed 24 inches high by 24 inches wide. Security alarm system signs are permitted, with the following restrictions: sign post height cannot exceed 2 feet above the ground level, and sign size (excluding post) cannot exceed 12 inches high by 12 inches wide. The Association may erect a temporary or permanent sign or structure near the gate for posting of announcements.

6. Section 7.3 (l), Article VII, of the Declaration shall be amended and restated as follows:

No antennas of any kind, including radio and television antennas, shall be permitted upon any Lot, except for satellite television dish antennas. The diameter of any satellite dish antenna must not exceed three feet, and the location of a satellite dish antenna must be approved by the Association but in no event shall such an antenna be mounted on the front of a home or house.



7. This Amendment shall relate back to the date of execution of the original Amendment as if executed on that date and all other provisions of the Declaration not specifically amended or modified herein, shall remain in full force and effect. In the event of any conflict between any term or provision herein and the Declaration or prior Amendment, this Amendment shall govern and control. This Amendment to the Declaration for Sheridan Woods is executed the day and year first indicated above.

IN WITNESS WHEREOF, this Corrective Amendment is executed and effective the date and year first indicated above.

WITNESSES:

SHERIDAN WOODS COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation

Lynda L. Pettigrew
Witness Signature

Lynda L. Pettigrew
Print Witness Name

Leah B. Stevenson
Witness Signature

Leah B. Stevenson
Print Witness Name

By: Carol Grappe
Its: President



STATE OF FLORIDA)
) ss:
COUNTY OF BREVARD)

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of August, 2003, by Carol Grappe, as President, and on behalf of Sheridan Woods Community Association, Inc., a Florida corporation, not-for-profit, who is personally known to me, or who has produced Fla Drivers License as identification, and who did take an oath.

Leah B. Stevenson
Notary Public Signature

Leah B. Stevenson
Print Notary Public Name
My Commission Expires:

