

→ Krasny: Dettmer
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Mudb., FL. 32901

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AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
SHERIDAN WOODS

THIS AMENDMENT made this 16th day of May, 1994 by SHERIDAN WOODS DEVELOPMENT CORP., a Florida Corporation, (the "Developer"). and SHERIDAN WOODS COMMUNITY ASSOCIATION, INC., a Florida Corporation, (the "Association")

RECITALS:

A. The Developer executed that certain Declaration of Covenants and Restrictions for Sheridan Woods subdivision dated November 23, 1993, (herein "Declaration") which is recorded in Official Records Book 3360, Page 2496, et. seq. and which imposed certain covenants and restrictions as therein defined upon Sheridan Woods subdivision as described in Plat Book 40, Page 2, Public Records of Brevard County, Florida.

B. The Developer, joined by the Association, desires to change, alter or modify the Restrictions pursuant to the authority granted in Article X, Section 10.6 of the Declaration for Sheridan Woods.

NOW, THEREFORE, in consideration of the foregoing, the Restrictions are amended as follows:

1. The Declaration is amended by restating Article V, Section 5.8 to read as follows:

Section 5.8: Membership.

(a) Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

(b) The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Developer. The Class "B" Member shall be entitled to three (3) votes for each Lot it owns. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(a) When the Developer ceases to own at least 24 lots in the Subdivision; or

(b) on December 31, 2003.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed a Class A Member entitled to one (1) vote for each Lot in which it holds the interest required for Membership under this section.

2. The Declaration is amended by restating Article VII, Section 7.1 (b) to read as follows:

"(b) The minimum floor area for a dwelling shall be 1,500 square feet. All structures with more than one

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story shall have a minimum floor area of 800 square feet on the ground floor."

3. The Declaration is further amended by restating Section 7.3 (b) to read as follows:

"(b) All lots in the subdivision are residential parcels and shall be used exclusively for single family residential purposes. Detached auxiliary buildings, including storage buildings, are not permitted. Detached garages for motor homes may be permitted by the Architectural Review Committee only on lots 15, 16, 28 and 29, Block A. Nothing herein shall be deemed to prohibit an exterior dog house. No lot may be subdivided without the prior written consent of the Association which consent shall be recorded in the Public Records of Brevard County, Florida, in order to be effective."

4. The Declaration is further amended by restating Section 7.3 (k) to read as follows:

"(k) The parking of vehicles shall be permitted in driveways and garages only. No vehicle shall be parked on any lawn, yard, travel area of streets or other area not intended for vehicular use for an extended period of time. Recreational vehicles and/or commercial vehicles shall be parked only in a garage or in an accessory structure designed for said purpose and approved by the Architectural Review Committee. Vehicle tune-up or repair shall not be performed on any street or driveway. Boats and trailers may be parked to the side of a residence provided that an Architectural Review Committee approved privacy fence is erected and the boat is not visible from the street or adjacent lot."

5. The Declaration is further amended by restating Section 7.3 (m) to read as follows:

"(m) Above-ground swimming pools will not be permitted."

6. The Declaration is further amended by restating Article VIII, Section 8.1 to read as follows:

"Section 8.1: Water System. The central water supply system provided by the City of West Melbourne for the service of the Subdivision shall be used as the sole source of water. Each Owner shall pay water meter charges established with the City and shall maintain and repair all portions of such water lines located within the boundaries of a Lot. No individual water supply system or well shall be permitted on any Lot other than for irrigation purposes only."

7. In all other respects not inconsistent with the above, the said Declaration of Covenants and Restrictions executed on the 23rd day of November, 1993, is hereby ratified, confirmed, re-executed and republished in its entirety.

IN WITNESS WHEREOF, the undersigned parties have caused their seals and signatures to be affixed this 6th day of May, 1994.

Signed, sealed and delivered in the presence of:

SHERIDAN WOODS DEVELOPMENT CORP., a Florida Corporation

Kathy L. Hosterman
Witness: Kathy L. Hosterman

By: Coy A. Clark
Coy A. Clark, President

Carolyn J. Shott
Witness: Carolyn J. Shott

SHERIDAN WOODS COMMUNITY
ASSOCIATION, INC., a Florida
Corporation

Kathy L. Hosterman
Witness: Kathy L. Hosterman

By: Coy A. Clark
Coy A. Clark, President

Carolyn J. Short
Witness Carolyn J. Short

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6th
day of May, 1994 by Coy A. Clark, as President of Sheridan Woods
Development Corp., a Florida Corporation, who is personally known to
me.

Kathy L. Hosterman
Notary Public
Printed Name of Notary: Kathy L. Hosterman



OFFICIAL SEAL
Kathy L. Hosterman
My Commission Expires
Aug. 28, 1996
Comm. No. CC 218464

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6th
day of May, 1994 by Coy A. Clark, as President of Sheridan Woods
Community Association, Inc., a Florida Corporation, who is
personally known to me.

Kathy L. Hosterman
Notary Public
Printed Name of Notary: Kathy L. Hosterman



OFFICIAL SEAL
Kathy L. Hosterman
My Commission Expires
Aug. 28, 1996
Comm. No. CC 218464