

Prepared by and Return to:
Scott Ellis, Clerk of Courts
1000 South Central P.A.
1000 South Central P.A.
Mims, FL 32940

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHERIDAN WOODS

This Amendment to Declaration of Covenants and Restrictions made this 20 day of July, 2020 by Sheridan Woods Community Association, Inc.

WHEREAS, Sheridan Woods Community Association, Inc., is a homeowners' association (The Association) which enforces that certain Declaration of Covenants and Restrictions executed the 23rd day of November 1993 and recorded in the Official Records Book 3360, page 2496 of the Public Records of Brevard County, Florida; Amendment recorded in Official Records Book 3420, page 3855 of the Public Records of Brevard County, Florida; Amendment recorded in Official Records Book 3392, page 4705 of the Public Records of Brevard County, Florida; Amendment recorded in Official Records Book 3449, page 2411 of the Public Records of Brevard County, Florida; Amendment recorded in Official Records Book 4511, page 3684 of the Public Records of Brevard County, Florida; Amendment recorded in Official Records Book 5037, page 3697 of the Public Records of Brevard County, Florida; Amendment recorded in Official Records Book 5565, page 6777 of the Public Records of Brevard County, Florida and Amendment recorded in Official Records Book 8337, page 2810 of the Public Records of Brevard County, Florida; and

WHEREAS, The Declaration of Covenants and Restrictions provides in Article X Section 10.1 an amendment procedure whereby The Declaration can be amended by the approval of two-thirds (2/3) of the owners in The Association; and

WHEREAS, at least two-thirds (2/3) of the owners within the Association approved amending The Declaration.

Now therefore the owners do declare that The Declaration of Covenants and Restrictions of Sheridan Woods Community Association, Inc., is hereby amended and the real property governed by The Declaration of Covenants and Restrictions and this amendment shall be held, transferred, sold, conveyed and occupied subject to The Covenants and Restrictions in the original Declaration of Covenants and Restrictions and as set forth herein:

[Deleted language is ~~stricken~~ through. Added language is underlined.]

SECTION 1. Article II, Section 2.11 of the Declaration is hereby amended as follows:

“Section 2.11 “Commercial Vehicle”. A car, truck, motorcycle, trailer, minivan, SUV, UTV, van or other form of motorized transportation ~~utilized in the performance of commercial business activity, or other activities, or~~ containing business logos, advertisement, names, trademarks or other symbols or containing or having located on or in such commercial vehicle ~~other~~ equipment used for or in furtherance of commercial or business activities.”

SECTION 2. Article VII, section 7.1(e) of the Declaration is amended in full to read as follows:

“(e) ~~Roof shingles shall be fiberglass dimensional grade shingles with a minimum weight of 230 lbs.~~

Roofing shingle materials shall be one of the following:

(i). Shingle: Roof shingles shall be fiberglass dimensional grade shingles with a minimum weight of 230 lbs.,

(ii). Metal: Interlocking Metal Shingles (<https://www.interlockroofing.com>) that mimic the look of fiberglass dimensional grade shingles (as described in subsection (i) above, or

(iii). Glass: Glass [or solar/photovoltaic (PV) cells]: Street facing panels must mimic the look of integrated fiberglass dimensional shingles (e.g., www.tesla.com/solarroof) and must cover the entire street facing surface.

The Board of Directors may adopt rules, regulations and policies, from time to time, to implement the provisions of this subsection.”

SECTION 3. Article VII, section 7.3(b) of the Declaration is amended in full 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 allowed on lots that border retention areas. With regard to perimeter lots, detached auxiliary buildings and/or storage buildings are permitted to the rear of the back building line, must be in a fenced lot, and must be no taller than the shortest fence on the lot. (Note: W. Melbourne building permits and annual ARC inspections are required.) ~~Detached garages for motor homes may be permitted by the Architectural Review Committee only on lots 15 and 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.”

SECTION 4. Article VII, section 7.3(k) of the Declaration is amended in full to read as follows:

“(k). Except as otherwise limited or prohibited herein, all vehicles, including without limitations, cars, automobiles, trailers, trucks, vans, SUV’s, motorcycles, minivans, Commercial Vehicles, 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 areas 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 or on public streets, roads, right of ways, or thoroughfares on a temporary basis, and shall not be parked in or on public streets, roads, right of ways, or thoroughfares overnight. Repair of vehicles shall only occur within a garage or approved privacy fence. Boats, trailers, commercial vehicles, 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, commercial vehicle, or RV and the boat, trailer, commercial vehicle, 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 regulations, or otherwise limited or prohibited herein~~ boats, motor homes, RV’s or trailers may be parked in a homeowner’s driveway for loading or 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. Should a violation of this section have been found to have occurred by the Board more than twice the owner shall be classified as an “Habitual Offender”. Habitual offenders shall have their vehicles towed at the owner-of-vehicle’s expense, after no less than 15 days’ notice to cure and notice of the intent to tow such vehicle is provided in writing to the owner via regular mail 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.

SECTION 5. The effective date of this Amendment shall be the date on which this Amendment to the Declaration of covenants and Restrictions for Sheridan Woods is recorded in the Public Records of Brevard County, Florida.

SECTION 6. The remaining provisions of The Declaration dated November 23, 1993 and any other amendments thereto which are not inconsistent or in conflict with this amendment shall remain in full force and effect and are hereby readopted and restated.

Attest

Sheridan Woods Community Association Inc.

Sheila Lundy
Sheila Lundy Secretary

By Andrew P. Arno, its President

Witness as to both

Catherine Colomberti
Print name: CATHERINE COLOMBERTI

Witness as to both

Karen Clark
Print name: KAREN CLARK

SWORN TO AND SUBSCRIBED before me by Sheila Lundy, Secretary and Andrew Arno, President of SHERIDAN WOODS COMMUNITY ASSOCIATION, INC. this 20 day of JULY, 2020 who is personally known to me and signed the above in my physical presence.

Kathy Smeltz
Notary Public:
Printed name: Kathy Smeltz
Commission No.: GG 282997
Commission expires: 12/10/2020

