

JEREMY V. ANDERSON, ESQUIRE
Anderson, Givens & Fredericks P.A.
PO Box 12613
Tallahassee, Florida 32317

CERTIFICATE OF AMENDMENT
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR UNIVERSITY PLACE

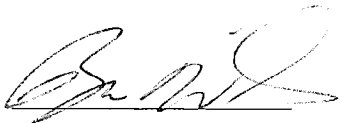
I hereby certify that the attached amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Place (which Declaration was originally recorded at Official Records Book 1763, Page Numbers 2692 et seq. of the Public Records of Manatee County, Florida) were approved by two-thirds (2/3) of the Association members at a membership meeting held on December 10, 2020, which is sufficient for adoption under Article VIII of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Place.

DATED this 16th day of December, 2020.

Witnesses:

**UNIVERSITY PLACE NEIGHBORHOOD
ASSOCIATION, INC.**

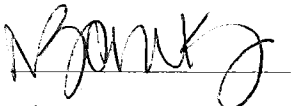
sign: _____



print: _____

Ben Wilson

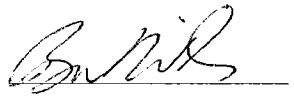
sign: _____



print: _____

Nicole Banks

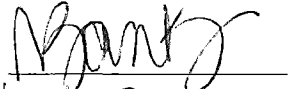
sign: _____



print: _____

Ben Wilson

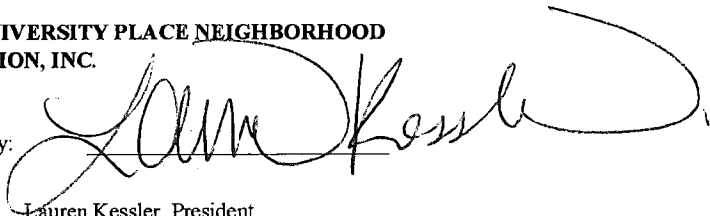
sign: _____



print: _____

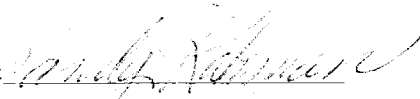
Nicole Banks

By: _____



Lauren Kessler, President

Attest: _____

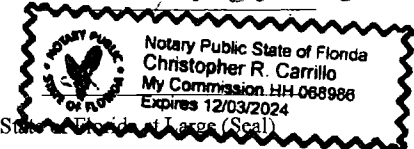


Sandy Rahman, Secretary

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ mobile notarization, this 16th day of December 2020, by Lauren Kessler, as President of University Place Neighborhood Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

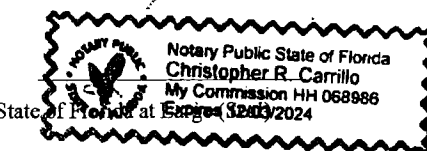
sign Christopher Carrillo
print

State of Florida at Large (Seal)

My Commission expires:

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ mobile notarization, this 16th day of December 2020, by Sandy Rahman as Secretary of University Place Neighborhood Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign Christopher Carrillo
print

State of Florida at Large (Seal)

My Commission expires:

**AMENDMENT TO
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR UNIVERSITY PLACE**

[Underlined text indicates new inserted text. ~~Stricken~~ text indicates deleted text.]

**ARTICLE VI
USE RESTRICTIONS AND COVENANTS**

6.07 Commercial and Recreational Vehicles. Unless prior approval has been granted by the Board, no commercial vehicle, recreational vehicle, trailer, camper, motor home, panel truck, canoe or boat of any kind shall park, ~~or be parked, or stored~~ at any time on a Lot or upon any roadway or common area depicted on the Plats of the Neighborhood described in Article 2.01 unless such a vehicle is in a garage or is a commercial vehicle in the process of being loaded or unloaded or when a commercial service provider is actively providing a service to a Lot or the common area. The Board may approve special storage arrangements for such vehicles, imposing strict locational, time and other considerations as may determine. A "panel truck" is a van or mini-van which does not have any rear passenger windows. "Commercial vehicle" means a vehicle that is owned or used by a business, corporation, association, partnership, or sole proprietorship, or any other entity conducting business for a commercial purpose, including without limitation, any vehicle displaying a commercial tag, lettering, logo, symbol, or trademark on the vehicle's exterior. The Board may adopt and promulgated additional standards for commercial and recreational vehicles, and may revise or expand such standards from time to time to take cognizance of new forms or variations of commercial and/or recreational vehicles. In the event that there is any dispute as to whether a particular vehicle is a commercial or recreational vehicle, such dispute shall be referred to the Board and the determination rendered by the Board with respect to such dispute shall be final and binding upon all parties thereto.

6.08 Maintenance and Storage of Boats and Vehicles. ~~No maintenance, repair or storage of any boat or vehicle, shall be permitted upon any Lot except with an enclosed garage.~~

6.10 Vehicles, Parking, and Repairs. No inoperative cars, trucks, ~~or trailers or other type of~~ vehicles of any type will be allowed to remain on any portion of the common areas or any roadway depicted on the Plats of the Neighborhood described in Article 2.01 for any period of time or adjacent to upon any Lot for a period in excess of forty-eight (48) hours; however, this provision shall not apply to such vehicle which is kept within an enclosed garage. No repairs shall be made to any vehicle unless made within an enclosed garage. In addition to those vehicles described in Article 6.07, no other vehicle of any type shall be parked upon any common area or roadway depicted on the Plats of the Neighborhood described in Article 2.01 unless prior approval has been granted by the Board.