

Prepared By And Return To:
Daniel J. Lobeck, Esq.
Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237

CERTIFICATE OF AMENDMENT

DECLARATION OF COVENANTS AND RESTRICTIONS

SPOONBILL COURTYARD HOMES AT PERICO BAY

We hereby certify that the attached amendment to the Declaration of Covenants and Restrictions for Spoonbill Courtyard Homes at Perico Bay (the original Declaration of Covenants and Restrictions which was recorded at Official Records Book 1357, Page 0319 et seq. of the Public Records of Manatee County, Florida) was approved and adopted at the annual meeting of Spoonbill Courtyard Homeowners Association, Inc. held on April 11, 2007, by the affirmative vote of not less than a majority of the votes of all the members of the Association, as required by Article 9 of the Declaration of Covenants and Restrictions.

DATED this 26 day of Sept, 2007.

Signed, sealed and delivered
in the presence of:

SPOONBILL COURTYARD HOMEOWNERS
ASSOCIATION, INC.

Witnesses:

sign: [Signature]
print: John A. Hager

sign: Cynthia Reid
print: CYNTHIA REID

By: [Signature]
Henry Pearlberg, President

Witnesses:

sign: [Signature]
print: John A. Hager

sign: Cynthia Reid
print: CYNTHIA REID

Attest: [Signature]
Mary Ann Amato, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26 day of Sept, 2007,
by Henry Pearlberg as President of Spoonbill Courtyard Homeowners Association, Inc., a
Florida corporation, on behalf of the corporation. He is personally known to me or has produced
_____ as identification.



Helen B Hagerty
My Commission DD290445
Expires March 21, 2008

NOTARY PUBLIC

sign: Helen B. Hagerty

print: Helen B Hagerty

State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26 day of Sept, 2007,
by Mary Ann Amato as Secretary of Spoonbill Courtyard Homeowners Association, Inc., a
Florida corporation, on behalf of the corporation. She is personally known to me or has
produced _____ as identification.



Helen B Hagerty
My Commission DD290445
Expires March 21, 2008

NOTARY PUBLIC

sign: Helen B. Hagerty

print: Helen B Hagerty

State of Florida at Large (Seal)
My Commission expires:

AMENDMENT

DECLARATION OF COVENANTS AND RESTRICTIONS FOR
SPOONBILL COURTYARD HOMES AT PERICO BAY

[Additions are indicated by underline; deletions by ~~strike-through~~]

ARTICLE XIII
MAINTENANCE OF COMMUNITY INTERESTS

NO UNIT LEASE UNTIL TWO YEARS AFTER PURCHASE

Section 4. LEASING. All leases shall be in writing for at least an initial term of one month. Also, once title to a Unit has been conveyed or transferréd (other than for what the Board of Directors accepts as solely for estate planning purposes) at any time subsequent to the adoption of this restriction in 2007, that Unit may not be leased for a period of two (2) years, provided that any lease of the Unit at the time of that conveyance or transfer may continue through the term thereof and any extension or renewal and provided that this sentence shall not apply to a mortgage which acquires title by foreclosure or deed in lieu of foreclosure.