

Prepared by and return to:
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CERTIFICATE OF AMENDMENT

**DECLARATION OF RESTRICTIONS AND COVENANTS
FOR
LAKESIDE PRESERVE**

We hereby certify that the attached amendments to the Declaration of Restrictions and Covenants for **LAKESIDE PRESERVE**, a Subdivision, was approved and adopted at the special membership meeting of **LAKESIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.** (herein, the "Association") held on April 24 2013, by the affirmative vote of not less than **sixty-six and two-thirds percent (66-2/3%) of the Board and seventy-five percent (75%) of all of the votes present (in person or by proxy) at the meeting at which a quorum is present**, as required by Article 4.3 of the Declaration of Restrictions and Covenants. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

The Declaration of Restrictions and Covenants is originally recorded at Official Records Book 2116, Page 0094 et seq. of the Public Records of Manatee County, Florida.

DATED this 29th day of APRIL, 2013.

Signed, sealed and delivered in the presence of :

LAKESIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.

Sign: Linda L. Rydzynski

By: Dennis W. Rydzynski Sr.
Dennis Rydzynski, Sr. President

Print: Linda L. Rydzynski

Sign: Rita Sanders

Print: RITA SANDERS

Attest:

Sign: Dennis W. Rydzynski Sr.

By: Linda Jackson
Linda Jackson, Secretary

Print: Dennis W. Rydzynski Sr.

Sign: Rita Sanders

[Corporate Seal]

Print: RITA SANDERS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 29TH day of APRIL, 2013, by Dennis Rydzynski, Sr., as President of LAKESIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



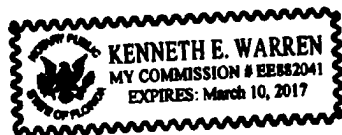
NOTARY PUBLIC

Sign: [Handwritten Signature]

Print: KENNETH E. WARREN
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 29TH day of APRIL, 2013, by Linda Jackson as Secretary of LAKESIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign: [Handwritten Signature]

Print: KENNETH E. WARREN
State of Florida at Large (Seal)
My Commission expires:

AMENDMENTS

**DECLARATION OF RESTRICTIONS AND COVENANTS
FOR
LAKESIDE PRESERVE**

[Additions are indicated by underline.]

12. USE RESTRICTIONS.

...

12.22 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home.

...

12.22.1 Lease Requirements. All leases or occupancy agreements of Homes (collectively, "Lease Agreements") are subject to the following provisions:

...

12.22.1.12 Twenty-Four (24) Month Lease Prohibition. In order to discourage investment owners and better protect the single family residential character of the Lakeside Preserve community, owners who take title to a Lot after this amendment to Article 12 is recorded in the Official Records shall not lease their Home during the first twenty-four (24) months of lot ownership, with the time period commencing upon the recording of the deed or other document transferring an ownership interest in the Lot. If the Association brings a legal action to terminate a lease and/or evict a tenant, it shall be acting as the authorized agent of the Owner and, if the Association prevails, it shall recover its costs and reasonable attorney's fees, jointly and severally, from the Owner and the tenant(s).