

Sawgrass Key at Suntree Homeowners Association, Inc.

A Corporation Not-For-Profit

NOTICE OF SPECIAL MEETING OF MEMBERSHIP & AGENDA

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and the Florida Statutes, that a **SPECIAL MEETING OF THE MEMBERSHIP** will be held and that a vote on the proposed AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAWGRASS KEY AT SUNTREE will take place at such meeting. The meeting shall be held at the following date, time, location and address:

Date: February 16, 2016
Time: 6:00 PM
Location: Summit of Sawgrass Clubhouse
Address: 4391 Portage Trail

Melbourne, Florida 32940

- Agenda:**
1. **Roll call.**
 2. **Reading and approval of minutes of last meeting.**
 3. **Reports of Officers.**
 4. **Unfinished business.**
 5. **Original resolutions and new business.**
 - i. Proposal, consideration of, discussion of, and voting on **Amendment to Declaration of Covenants, Conditions and Restrictions for Sawgrass Key at Suntree** (a copy of which is attached).
 6. **Adjournment.**

DATED, MAILED AND POSTED: January 28, 2016 (date)
[Not less than fourteen (14) days prior to the meeting]

SAWGRASS KEY AT SUNTREE
HOMEOWNERS ASSOCIATION, INC.

By:

Vito Spinelli
(Sign)

VITO SPINELLI, Secretary
(Print)

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Brian S. Hess, Esq.
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

the space above this line is reserved for recording purposes

**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SAWGRASS KEY AT SUNTREE**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of SAWGRASS KEY AT SUNTREE HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAWGRASS KEY AT SUNTREE, recorded in Official Records Book 4268, Page 0249, of the Public Records of Brevard County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAWGRASS KEY AT SUNTREE, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 16th day of February, 2016 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Section 10, subsection 10.1 of the Declaration, as amended, by the affirmative vote of two-thirds (2/3rds) of the owners of the Association who are voting in person or by proxy at a meeting of the Members at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the By-Laws shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 16th day of February, 2016.

Signed, sealed and delivered
in the presence of:

SAWGRASS KEY AT SUNTREE
HOMEOWNERS ASSOCIATION, INC.

Judy R Baldwin
(Sign - Witness 1)
Judy R Baldwin
(Print - Witness 1)

By: [Signature]
(Sign)
DENNIS W. LAUGHTON
(Print)

Virginia Arvey
(Sign - Witness 2)
VIRGINIA CRANEY
(Print - Witness 2)

President, Sawgrass Key at Suntree
Homeowners Association, Inc.

Judy R Baldwin
(Sign - Witness 1)
Judy R Baldwin
(Print - Witness 1)

Attest: [Signature]
(Sign)
VITO SPINELLI
(Print)

Virginia Arvey
(Sign - Witness 2)
VIRGINIA CRANEY
(Print - Witness 2)

Secretary, Sawgrass Key at Suntree
Homeowners Association, Inc.

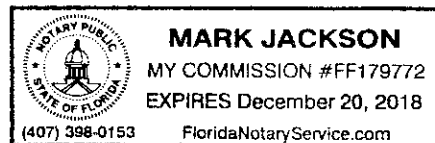
STATE OF FLORIDA
COUNTY OF Brevard

The foregoing was acknowledged before me this 16th day of February,
20 16, by Dennis Laughton, as President, and Vito Spinelli,
as Secretary, of SAWGRASS KEY AT SUNTREE HOMEOWNERS ASSOCIATION, INC., a
Florida not for profit corporation, on behalf of the corporation, who are personally known to me or
who have produced _____ as identification.

NOTARY PUBLIC

[Signature] (Sign)
MARK JACKSON (Print)

State of Florida, At Large
My Commission Expires:



**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SAWGRASS KEY AT SUNTREE**

The following amendment is made to Section 7, sub-section 7.4.1 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAWGRASS KEY AT SUNTREE, recorded in Official Records Book 4268, Page 0249, *et. seq.*, amended from time to time, of the Public Records of Brevard County, Florida (additions are indicated by underlining, deletions are indicated by ~~striketrough~~, and omitted but unaltered provisions are indicated by ellipses):

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Section 7. ARCHITECTURAL CONTROLS

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7.4 Miscellaneous Use Restrictions.

7.4.1 No wall or fence shall be erected within the Subdivision Association which shall unreasonably restrict or block the view of an adjoining lot. For this purpose, no fence shall exceed four feet (4') in height and shall not be erected or placed within the front set-back lines of any lot ~~unless said fence shall be ornamental~~ and shall not in any manner impair the general scheme of said property. No wall or fence shall be constructed on any lot until after the height, type, design and location thereof shall have been approved in writing by the Subdivision Association through action of its Board of Directors. Additionally, for a Lot adjoining a waterway, lake, canal, and/or retention area, ~~No~~ no wall or fence shall be permitted to extend beyond the rear-most plane of the main structure of any residential dwelling, ~~placed on a Lot adjoining a waterway, lake, canal, and/or retention area.~~ Notwithstanding anything herein to the contrary, the Lots adjoining a waterway, lake canal, and/or retention area ~~subject to this restriction~~ shall include Lots 1-16 and Lots 46-54, Block "C", and Lots 1-3 4-5, Block "D", Sawgrass at Suntree Phase Two, according to the Plat thereof recorded in Plat Book 45, Pages 48-50 of the Public Records of Brevard County, Florida; and, Lot 17 and Lots 36-45, Block "C" and Lots 5-10 and Lots 12-24, Block "D", Sawgrass at Suntree Phase Five, according to the Plat thereof recorded in Plat Book 47, Pages 14-16 of the Public Records of Brevard County, Florida. Any wall or fence as installed or constructed on a lot must be planted with shrubbery so that the fence is not visible from the street in front of such lot.

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