

This Instrument prepared by and return to:  
Andrew H. Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Ct.  
Lakewood Ranch, FL 34240

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May 09, 2022 11:05:40 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT TO  
THE REVITALIZED, CONSOLIDATED, AND RESTATED DECLARATIONS OF  
RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS  
FOR  
HOLIDAY PARK, UNIT ONE AND UNIT TWO**

The undersigned members of the Board of Trustees of **Holiday Park Park and Recreation District** (hereinafter referred to as the "District"), certify that the Board of Trustees (hereinafter "Board") is the entity in charge of the operation and control of Holiday Park, Unit One and Unit Two, according to the Revitalized, Consolidated, and Restated Declaration of Restrictions, Conditions, Covenants and Reservations of Holiday Park, Unit One recorded as Instrument #2020115877, and the Revitalized, Consolidated, and Restated Declaration of Restrictions, Conditions, Covenants and Reservations of Holiday Park, Unit Two recorded as Instrument #2020115881, all of the Public Records of Sarasota County, Florida, as amended (collectively referred to herein as the "Declarations"). The undersigned further hereby certify that the proposed amendments set forth below were initially initiated and approved for a vote of the membership by a two-thirds vote of the District's Board at a duly advertised public meeting held on February 10, 2022, as required by the Declarations. Subsequently, a public information meeting of all lot owners was duly advertised and held on February 15, 2022 (within 10 days of the Board's vote) in conformance with the requirements of the Declarations. A ballot vote (with provision for absentee balloting) on the proposed changes was set by the District's Board on February 10, 2022, with a deadline of April 8, 2022, at 3:00 p.m. (not less than 30 nor more than 60 days from the date of the public information meeting) in conformance with the Declarations. After the counting of the ballots of the lot owners, a majority of the lot owners (one vote per lot) voted in favor of adoption of the below amendments. The vote of the lot owners was then ratified and approved by the Board at a duly advertised public meeting of the Board on April 14, 2022.

The undersigned further certify that the amendments proposed and approved in accordance with the procedure referenced above and as outlined in the Declarations (and a tally for each) were as follows:

(Additions indicated by underlining, deletions by ---, omitted, unaffected language by ...)

1. **Article 3(f) of the Declarations is hereby amended as follows** (by a tally of 520 ballots in favor of the amendment, 36 ballots in opposition to the amendment):

3.(f) No derelict vehicles (defined as vehicles that are not operable, on blocks, with flat tires, with no tires, partially dismantled, or not currently registered, shall be kept adjacent to or upon any lot. Any such vehicles not removed within 14 days after notification is sent via certified mail may be removed by District's Board of Trustees at lot owner's expense). No vessels or trash of any description shall be kept or permitted adjacent to or upon any lot. No vehicle repair work shall be conducted upon any lot except for necessary minor emergency repairs...

2. **Article 3(i) of the Declarations is hereby amended as follows** (by a tally of 530 ballots in favor of the amendment, 78 ballots in opposition to the amendment):

3.(i) All wild beehives or intention beehives or termites on any residential lot shall be the lot owner's responsibility to remove. If said owner does not remove beehive or termites within 10 days after notification is sent via certified mail, District's Board of Trustees will remove the beehive or termites at lot owner's expense. Any unpaid fee for said removal shall become a lien on the lot where said removal occurs. No animals, snakes, other reptiles, livestock, beehives, or poultry of any kind shall be kept, raised, or bred on any residential lot, except that aquarium fish and (2) caged non-talking birds shall be permitted to be kept on a residential lot. ~~All wild beehives or intention beehives on any residential lots shall be the lot owner's responsibility to remove. If said owner does not remove beehive within 10 days after notification via certified mail, District's Board of Trustees will remove the beehive at lot owner's expense. Any unpaid fee for said removal shall become a lien on the lot where said removal occurs.~~ Provided, however, that household pets are permitted on the following described lots...

3. **Article 3(m) of the Declarations is hereby amended as follows** (by a tally of 528 ballots in favor of the amendment, 69 ballots in opposition to the amendment):

3.(m) Except for loading and unloading, all vehicles shall be parked off streets, roads, and sidewalks of the subdivision. No more than 3 permanent currently registered vehicles may be parked on each lot, excluding golf carts...

4. **Article 3(o) of the Declarations is hereby amended as follows** (by a tally of 577 ballots in favor of the amendment, 29 ballots in opposition to the amendment):

3.(o) All homes in the subdivision must be connected to central water, electricity, and sewer systems serving the premises; and no private wells or septic tanks shall be permitted. All utility services must be operational if home is occupied...

5. **Article 3(o) of the Declarations is hereby further amended as follows** (by a tally of 525 ballots in favor of the amendment, 74 ballots in opposition to the amendment):

3.(o) ...If gas appliances are utilized in any home, ~~service must be obtained from a central gas system serving the subdivision; no~~ bottled gas tanks or fuel oil storage tanks shall be permitted on, ~~above or under any lot...~~

6. **Article 3(o) of the Declarations is hereby further amended as follows** (by a tally of 491 ballots in favor of the amendment, 104 ballots in opposition to the amendment):  
  
3.(o)...There shall be no prohibition against the storage of LP gas containers for use with outdoor barbeque grills (20lb tank). No portable gas tanks may be connected to home.
7. **Article 3(p) of the Declarations is hereby amended as follows** (by a tally of 546 ballots in favor of the amendment, 55 ballots in opposition to the amendment):  
  
3.(p) All flower beds, planting areas, gutters and similar areas on all lots must be kept free of weeds and overgrowth...
8. **Article 3(p) of the Declarations is hereby further amended as follows** (by a tally of 535 ballots in favor of the amendment, 72 ballots in opposition to the amendment):  
  
3.(p) ...Lot owners are responsible for removal of mold or mildew from their home and lot including awnings, shutters, shed, roof, and driveway...
9. **Article 3(p) of the Declarations is hereby further amended as follows** (by a tally of 477 ballots in favor of the amendment, 126 ballots in opposition to the amendment):  
  
3.(p)...Any unpaid fee for said service shall become a lien on the property where said service is provided. Painted homes, including awnings and shutters, must be repainted if peeling, fading or re-sided with a color approved by the Architectural Control Committee.
10. **Article 3(r) of the Declarations is hereby added as follows** (by a tally of 442 ballots in favor of the amendment, 158 ballots in opposition to the amendment):  
  
3.(r) A home damaged by fire, hurricane, tornadoes, storm, or flood damage must be repaired and habitable or removed within three months from the date of damage.
11. **Additional language of Article 3(r) of the Declarations is hereby further added as follows** (by a tally 484 ballots in favor of the amendment, 125 ballots in opposition to the amendment):  
  
3.(r) ...Roof damage requiring tarps must be repaired within three months from the date of damage...
12. **Additional language of Article 3(r) of the Declarations is hereby further added as follows** (by a tally 555 ballots in favor of the amendment, 50 ballots in opposition to the amendment):  
  
3.(r)...The three month timeframes may be extended by the District's Board of Trustees for good cause shown.
13. **Article 3(s) of the Declarations is hereby added as follows** (by a tally of 546 ballots in favor of the amendment, 62 ballots in opposition to the amendment):

3.(s) A condemned home must be demolished or made habitable in compliance with Holiday Park, city, county, and state requirements within four months of the date of condemnation.

14. **Additional language of Article 3(s) of the Declarations is hereby further added as follows** (by a tally of 560 ballots in favor of the amendment, 50 ballots in opposition to the amendment):

3.(s) ...Extensions may be granted by the District's Board of Trustees for good cause shown...

15. **Additional language of Article 3(s) of the Declarations is hereby further added as follows** (by a tally of 562 ballots in favor of the amendment, 47 ballots in opposition to the amendment):

3.(s)...When home is removed the homeowner is responsible for a clean, well-maintained lot...

16. **Additional language if Article 3(s) of the Declarations is hereby further added as follows** (by a tally of 544 ballots in favor of the amendment, 62 ballots in opposition to the amendment):

3.(s)...In addition, all fines or unpaid charges must be paid prior to transferring property at the time of sale or transfer.

The effective date of this Amendment to the Revitalized, Consolidated, and Restated Declaration of Restrictions, Conditions, Covenants and Reservations ("Amendment") shall be the date of recording of this Certificate in the Public Records of Sarasota County, Florida. The Amendment (and the amendments referenced herein) shall be additional covenants running with the land and shall be binding upon each of the property owners of the District and their respective heirs, successors, personal representatives, grantees and assigns, and all parties claiming by, through or under them.

IN WITNESS WHEREOF, the undersigned Chairperson and Secretary have caused this Certificate to be executed on behalf of the Board of Trustees this 25 day of April, 2022 and declare under penalties of perjury that the facts herein stated are true and correct.

ATTEST:

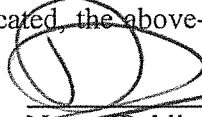
**HOLIDAY PARK PARK AND  
RECREATION DISTRICT**

Sharon O'Reilly  
By: Sharon O'Reilly, Secretary

Karin Anderson  
By: Karin Anderson, Chairperson

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25 day of April, 2022, by \_\_\_ online notarization or  physical presence by Karin Anderson, as Chairperson, and Sharon O'Reilly, as Secretary, of Holiday Park Park and Recreation District on behalf of the Board of Trustees. They are (check box)  personally known to me or  have produced \_\_\_\_\_ as identification and have acknowledged the execution thereof is their free act and deed. If no type of identification is indicated, the above-named persons are personally known to me.



Notary Public – State of Florida

My Commission Expires: 3-31-26

(SEAL)

