

This Instrument Prepared By. ✓  
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P.O. Box 1596  
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2002095479 3 PGS  
2002 JUN 12 01:14 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MTAYLOR Receipt#181377



**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR SORRENTO CAY**

SORRENTO CAY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, pursuant to Article VII, Section 5 of its Declaration of Covenants and Restrictions as recorded in Official Records Instrument #1998154156, public records of Sarasota County, Florida, does hereby amend the Declaration, as follows. Language ~~struck through~~ shall be deleted, and language underlined shall be added.

**ARTICLE II, Section 1**, shall be amended to read as follows:

Section 1 Residential Use. All Lots shall be used only for single family, residential purposes and common recreational purposes auxiliary thereto and for no other purpose. Only one family may occupy a Lot as a principal residence at any one time. All homes are to be built to ~~an Energy Performance Index of 50~~ meet FPL's BuildSmart "Bronze" Program, at a minimum

**ARTICLE II, Section 1, subparagraph (a.)**, shall be amended to read as follows

- (a) Size. Every dwelling constructed on a Lot shall contain at least ~~1,400~~ 1,200 square feet of fully enclosed and heated and air-conditioned floor area exclusive of roofed or unroofed porches, decks, patios, terraces, and garages. ~~Two-story units must have a minimum of 100 square feet of living area on the first floor~~

**ARTICLE V, Section 2, subparagraph (b.)**, shall be amended to read as follows:

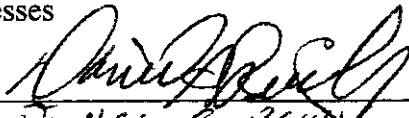
- (b) ~~To provide such security services as may be deemed reasonably necessary for the protection of the Common Areas and all Lots from theft, vandalism, fire and damage from animals~~ Any other costs deemed appropriate by the Developer or the Association

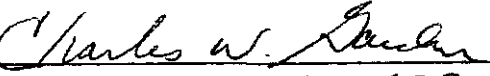
ARTICLE VII, Section 5, shall be amended to read as follows:

Section 5. Amendments. This Declaration may be amended at any time and from time to time upon (a) the approval of Owners holding at least ~~two-thirds~~ fifty percent (50%) of the total votes of the Association membership; and (b) the recording in the Public Records of an amendatory instrument executed by the president and secretary of the Association certifying that such approval has been obtained, provided, however, that no amendment shall be effective prior to the Turnover by the recording in the Public Records of an instrument for that purpose executed by Developer Notwithstanding the foregoing: (a) no amendment to Article V, Section 8 shall be effective without the written consent of Institutional Mortgagees holding at least 51 percent of all mortgages held by Institutional Mortgagees, and (b) no amendment materially and adversely affecting the rights or interest of Sarasota County as set forth herein including any amendments affecting the Stormwater Management System and private roads, if any, shall be effective without the written consent of the Sarasota County Engineer Moreover, no portion of the Stormwater Management System (and private roads, if any) shall be altered without the prior written authorization of the Sarasota County Engineer All amendments shall reasonably conform to the general purposes of this Declaration set forth herein

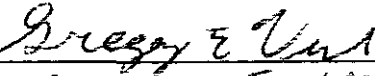
All other provisions of the above-described Declaration shall remain in full force and effect as originally written. This Amendment was approved by at least two-thirds of the total votes of the Association membership at a meeting held on June 11, 2002

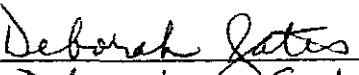
Witnesses

Sign   
Print DANIEL S. REIDY

Sign   
Print CHARLES W. GARDNER

SORRENTO CAY HOMEOWNERS ASSOCIATION, INC , a Florida not-for-profit corporation

By   
Print Gregory E. Vine  
as President

By   
Print Deborah Gates  
as Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing Amendment was acknowledged before me this  
11<sup>th</sup> day of June, 2002, by Gregory E Vine, as President, and  
Deborah Gates as Secretary, of **SORRENTO CAY**  
**HOMEOWNERS ASSOCIATION, INC.**, on behalf of the corporation They are personally  
known to me or produced N/A as identification.

NOTARY PUBLIC

Sign Jayne E Parrish  
Print Jayne E Parrish

(SEAL)

My Commission Expires:

