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Prepared by J Michael Hartenstine  
Williams Parker Harrison Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236

**TWENTIETH AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
UNIVERSITY PARK**

This Amendment is made this 30th day of March 2017 by **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC**, a Florida corporation not for profit (the "Association"), and **CHANNEL HOLDINGS GROUP, LLP**, a Florida limited liability partnership, f/k/a Channel Holdings Group, a Florida general partnership ("Channel")

**RECITALS**

A Woodlands Country Club Associates, LLP, a Florida limited liability partnership, f/k/a Woodlands Country Club Associates, a Florida general partnership ("Woodlands"), as Declarant, heretofore recorded a Declaration of Covenants, Conditions, and Restrictions for University Park (the "Declaration") in Official Records Book 1363, Page 264, Public Records of Manatee County, Florida, to govern the community known as University Park

B Article 21 of the Declaration permits amendment of the Declaration upon approval of Voting Members representing at least two-thirds of the Association's Class A membership voting rights, approval of the Majority Owners, and consent of Woodlands

C At a properly noticed special meeting of the Association members held March 20, 2017, Voting Members representing at least two-thirds of the Association's Class A membership voting rights approved an amendment to the Declaration to add Article 11 4

D The Majority Owners are comprised of Class C and Class D members of the Association

E Channel is the sole Class C member of the Association The Association presently has no Class D members

Now, therefore, the Association and Channel hereby agree as follows

- 1 The foregoing Recitals are true and are incorporated into this Amendment
- 2 All capitalized terms not otherwise defined herein have the meaning ascribed to them in the Declaration
- 3 Article 11 4 is added to the Declaration reading as follows

**11 4 Rentals** No Parcel or any Improvements thereon may be rented, or otherwise made available for use by any Person in exchange for payment of

compensation, for a term of less than 30 days. The preceding sentence does not apply, however, in any of the following circumstances:

A. A Person's rental or use of a Parcel or Improvements thereon ends by September 1, 2017.

B. A Person's rental or use of a Parcel or Improvements thereon is authorized by a rental agreement approved by such Person and the Owner of the Parcel prior to May 1, 2017, the Owner delivers to the Association evidence of such approved rental agreement within 15 days after its approval, and the rental or use ends by January 1, 2018.

C. A Person's rental or use of a Parcel or Improvements thereon is authorized by a rental agreement approved by such Person and the Owner of the Parcel, the Owner delivers to the Association evidence of such approved rental agreement within 15 days after its approval, the rental or use ends by May 1, 2020, no Person authorized to rent or use the Parcel pursuant to any previous rental agreement has failed to comply with the restrictions and covenants set forth in this Declaration, any Supplemental Declaration applicable to the Parcel, the Environmental Preservation Guidelines, the Architectural Criteria, the Community Standards, or the Rules and Regulations, and the Owner delivers to the Association prior to May 1, 2017, evidence reasonably establishing the Owner on at least three occasions during 2016 rented the Parcel, or otherwise made the Parcel available for use by a Person in exchange for payment of compensation, for a term of less than 30 days.

4. Channel approves the foregoing amendment to the Declaration adding Article 11.14.

5. The Association, by and through its undersigned president and secretary, hereby certifies that the foregoing amendment to the Declaration adding Article 11.14 was duly approved by the Majority Owners and by Voting Members representing at least two-thirds of the Association's Class A membership voting rights.

6. Except as modified hereby, the provisions of the Declaration, as previously amended, are ratified and declared to be in full force and effect.

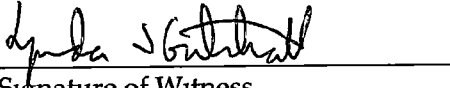
*[Signatures on following page]*

In witness whereof, the Association and Channel have caused this Amendment to be executed by their undersigned, duly authorized officers as of the day and year first above written

WITNESSES

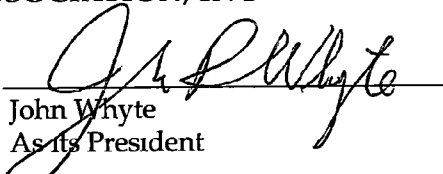
  
Signature of Witness

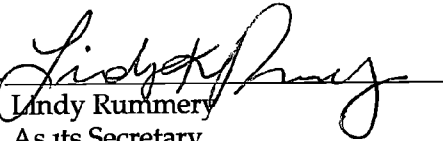
Marie Lough  
Print Name of Witness

  
Signature of Witness

Lynda J Gutshall  
Print Name of Witness

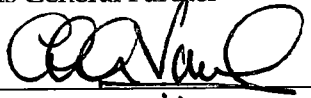
UNIVERSITY PARK COMMUNITY ASSOCIATION, INC

By   
John Whyte  
As its President

By   
Lindy Rummery  
As its Secretary

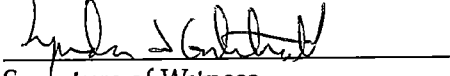
CHANNEL HOLDINGS GROUP, LLP

By Erop Corporation,  
a Florida corporation  
As its General Partner

By   
Charles Varah  
As its Vice President

  
Signature of Witness

GLORIA SCHROEDER  
Print Name of Witness

  
Signature of Witness

Lynda J Gutshall  
Print Name of Witness

**JOINDER OF DECLARANT**


**WOODLANDS COUNTRY CLUB ASSOCIATES, LLP**, a Florida limited liability partnership, f/k/a Woodlands Country Club Associates, a Florida general partnership ("Woodlands"), as Declarant, hereby joins in and consents to the foregoing amendment to the Declaration adding Article 11 14

In witness whereof, Woodlands has caused this joinder to be executed in its name by its duly authorized officer this 31st day of March 2017

**WITNESSES**

**WOODLANDS COUNTRY CLUB ASSOCIATES, LLP**

By Erop Corporation,  
a Florida corporation  
As its General Partner

By 

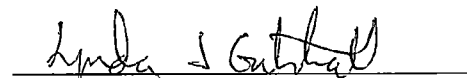
Charles Varah  
As its Vice President



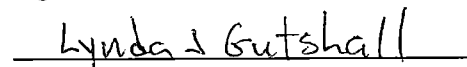
Signature of Witness



Print Name of Witness



Signature of Witness

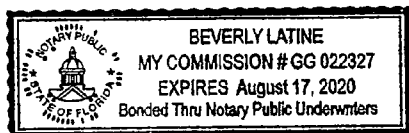


Print Name of Witness

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April 2017 by John Whyte and Lindy Rummery, as President and Secretary, respectively, of **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC**, a Florida corporation not for profit, on behalf of the corporation. The above-named persons are personally known to me or have produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named persons are personally known to me

(Notary Seal)



Beverly Latine  
Signature of Notary Public

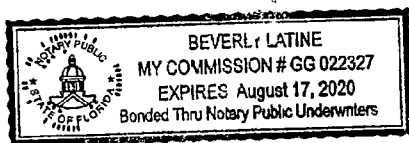
Beverly Latine  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 8-17-20

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March 2017 by Charles Varah, as Vice President of Erop Corporation, a Florida corporation and General Partner of both **CHANNEL HOLDINGS GROUP, LLP**, a Florida limited liability partnership, f/k/a Channel Holdings Group, a Florida general partnership, and **WOODLANDS COUNTRY CLUB ASSOCIATES, LLP**, a Florida limited liability partnership, f/k/a Woodlands Country Club Associates, a Florida general partnership, on behalf of the corporation and the partnerships. The above-named person is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me

(Notary Seal)



Beverly Latine  
Signature of Notary Public

Beverly Latine  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 8-17-20