

**TWENTY-FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
UNIVERSITY PARK**

This Amendment is made as of the 25th day of November 2019 by **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit (the "Association").

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 reserved unto Woodlands the right to amend the Declaration, provided any such amendment reasonably conforms to the general purposes of the covenants and restrictions set forth in the Declaration.

C. The Declaration has been amended previously by instruments recorded in the Public Records of Manatee County, Florida.

D. Pursuant to Article 16.6 of the Declaration, Woodlands reserved the right to assign any or all of its rights, interests, easements, powers, duties, obligations, and privileges under the Declaration.

E. Pursuant to Assignment of Developer Rights recorded in Official Records Book 2814, page 965, Public Records of Manatee County, Florida, Woodlands assigned its amendment rights under Article 21 of the Declaration to the Association.

F. The Association desires to clarify the voting rights of the Voting Members under Article 4.4 of the Declaration.

Now, therefore, pursuant to its amendment rights under Article 21 of the Declaration, the Association hereby amends the Declaration 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. The following sentences are added to the end of Article 4.4 of the Declaration:

In all elections of members of the Board, the total number of votes that may be cast by a Voting Member will equal (a) the number of votes of all Class A members in the Voting Member's Neighborhood multiplied by (b) the number of vacancies on the Board to be filled at the election.

The total votes cast by a Voting Member for any one candidate for the Board may not exceed the number of votes held by all Class A members in the Voting Member's Neighborhood.

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

In witness whereof, the Association has caused this Amendment to be executed by its undersigned, duly authorized officer as of the day and year first above written.

WITNESSES:

UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.

Signature of Witness

By: _____
John Whyte
As its President

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 ____ day of November 2019 by John Whyte, as President of **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit, on behalf of the corporation. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.