

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF RESTRICTIONS
FOR EATON PLACE**

THIS CERTIFICATE OF AMENDMENT is executed this 28th day of July, 2022, by University Park Community Association, Inc., a Florida not-for-profit corporation ("Association").

RECITALS

WHEREAS, the Association has been established for the operation of University Park in accordance with the Declaration of Covenants, Conditions and Restrictions for University Park, recorded on January 17, 1992 in Official Records Book 1363 Page 0264 of the Public Records of Manatee County, Florida, as amended from time to time ("CCRs");

WHEREAS, University Park consists of thirty-two (32) Neighborhoods, each governed by their own Supplemental Declaration, as set forth in Article 3 of the CCRs;

WHEREAS, the Eaton Place Neighborhood is governed by the Declaration of Restrictions for Eaton Place recorded in Official Records Book 1407 Page 4199 of the Public Records of Manatee County, Florida, as amended from time to time ("Eaton Place Supplemental Declaration");

WHEREAS, the annual meeting of the Eaton Place Neighborhood was held on March 7, 2022, which meeting was duly noticed and a quorum was present in accordance with Section 3.5 of Article 3 of the CCRs ("Eaton Place Neighborhood Meeting"); and

WHEREAS, an amended and restated version of the Eaton Place Supplemental Declaration was submitted to and approved by the requisite number of Lot Owners in the Neighborhood at the Eaton Place Neighborhood Meeting.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The Eaton Place Supplemental Declaration described above has hereby been replaced by the attached Amended and Restated Declaration of Restrictions for Eaton Place.
3. All current and future Lot Owners in the Eaton Place Neighborhood are hereby bound by the attached documents.

[SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 28th
day of July, 2022.

WITNESSES:

UNIVERSITY PARK COMMUNITY
ASSOCIATION, INC., a Florida not-for-
profit corporation

Jennifer Everingham
Print Name: Jennifer Everingham

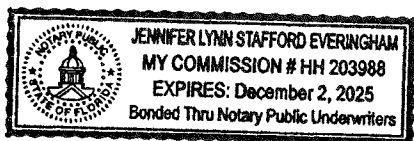
By: Thomas Christopher
Thomas Christopher, President

Brian Niehaus
Print Name: Brian Niehaus

(Seal of Corporation)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 28th day of July, 2022 by
Thomas Christopher as President of University Park Community Association,
Inc., a Florida corporation not-for-profit, on behalf of the corporation. He/she is personally
known to me or has produced _____ as identification.



Jennifer Everingham
Signature of person taking acknowledgement

Jennifer Lynn Stafford Everingham
Name typed, printed or stamped
Assistant Board Secretary
Title or rank

HH 203988
Serial number, if any

[SECOND SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27th
day of July, 2022.

WITNESSES:

UNIVERSITY PARK COMMUNITY
ASSOCIATION, INC., a Florida not-for-
profit corporation

Jennifer Everingham
Print Name: Jennifer Everingham

By: Peter Conway
Peter Conway, Secretary

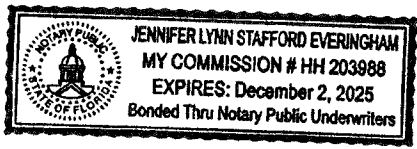
Brian Niehaus
Print Name: Brian Niehaus

(Seal of Corporation)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 27th day of July, 2022 by
Peter Conway as the Secretary of University Park Community
Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He/she is
personally known to me or has produced _____ as identification.

Jennifer Everingham
Signature of person taking acknowledgement



Jennifer Lynn Stafford Everingham
Name typed, printed or stamped

Assistant Board Secretary
Title or rank

HH 203988
Serial number, if any

**AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS
FOR
EATON PLACE**

[Substantial Rewording of the Declaration of Restrictions for Eaton Place. See original Declaration of Restrictions for Eaton Place and prior amendments for present text.]

This Amended and Restated Declaration of Restrictions for Eaton Place is made this 28th day of July, 2022 by **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit ("Association").

RECITALS:

A. Woodlands Country Club Associates, LLP, a Florida limited liability partnership, f/k/a Woodlands Country Club Associates, a Florida general partnership ("Declarant"), heretofore recorded a Declaration of Restrictions for Eaton Place (the "Declaration") in Official Records Book 1407, page 4199, of the Public Records of Manatee County, Florida, as amended from time to time.

B. Article 20 of the Declaration reserved unto Declarant and Developer 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. Pursuant to Article 15.2 of the Declaration, Declarant and Developer reserved the right to assign any or all of their rights, interests, easements, powers, duties, obligations, and privileges under the Declaration.

D. Pursuant to Assignment of Developer Rights recorded in Official Records Book 2814, page 965, of the Public Records of Manatee County, Florida, Declarant and Developer assigned their rights under Articles 4.6 and 20 of the Declaration to the Association.

E. The Association now desires to amend the Declaration to be in accord with the Declaration of Covenants, Conditions and Restrictions for University Park (the "University Park Covenants") recorded in Official Records Book 1363, page 264, of the Public Records of Manatee County, as amended from time to time, which instrument is hereby incorporated by reference and establishes a general plan of restrictions for the administration, maintenance, preservation, use, and enjoyment of all lands within the University Park community.

F. Developer initially owned the following property lying and being in the County of Manatee, State of Florida, and has since transferred title for said property to various Persons:

Lots 1 through 53; and Tracts "NR1," "NR2," "NR3," "EPA," "EPB," "EPC," "EPD," "EPE," "EPF," "EPG," "EPH," "EPI," "EPJ," and "EPK"; EATON PLACE, as per plat thereof recorded in Plat Book 27, page 76 Public Records of Manatee County, Florida;

Lots 54 through 86 and Tracts "NR4," "NR5," "NR6," "EPL," "EPM," "EPN," and "EPO"; EATON PLACE, UNIT II as per plat thereof recorded in Plat Book 28, page 52 Public Records,

which property described is hereinafter called the "Subdivision".

G. The Subdivision is part of a larger community known as "University Park," developed for residential and recreational uses and purposes.

H. The University Park Covenants contemplated the recording of "Supplemental Declarations" by which additional lands will be made subject to the University Park Covenants and by which specific "Neighborhoods" will be identified and more detailed restrictions applicable to such "Neighborhoods" will be established.

I. This Declaration makes the Subdivision subject to the University Park Covenants, identifying the Subdivision as a "Neighborhood" within the University Park community, and establishes more specific covenants and conditions concerning the development, improvement, and usage of the Subdivision property for the benefit and protection of all Subdivision property owners.

NOW, THEREFORE, pursuant to the amended rights under Articles 4.6 and 20 of the Declaration, the Association hereby amends the Declaration in its entirety declaring that all property in the Subdivision shall hereafter be subject to the following provisions, restrictions, reservations, covenants, conditions, and easements:

ARTICLE 1 **DEFINITIONS**

All capitalized terms that require specificity are as defined herein or in the University Park Covenants.

ARTICLE 2 **UNIVERSITY PARK**

2.1 The Community. The Subdivision is an integral part of a larger development known as University Park. Certain lands within the University Park development are subject to the University Park Covenants, which have been established to provide for the administration, maintenance, preservation, use, and enjoyment of such lands. All lands which are subject to the University Park Covenants, in accordance with the provisions thereof, are referred to as the "Community." Pursuant to the University Park Covenants, the Subdivision is hereby made subject to the University Park Covenants and identified as part of the Community.

2.2 University Park Covenants. Each Lot Owner shall comply with the restrictions and provisions set forth in the University Park Covenants, and in the case of any conflict between the University Park Covenants and the Supplemental Declaration, the University Park Covenants shall prevail.

ARTICLE 3
THE NEIGHBORHOOD

3.1 Supplemental Declaration. This Declaration constitutes a Supplemental Declaration under the terms of the University Park Covenants.

3.2 Neighborhood. The Subdivision is hereby designated as a separate Neighborhood under the terms of the University Park Covenants.

3.3 Neighborhood Common Areas. Under the terms of the University Park Covenants, certain property may be designated in a Neighborhood as Neighborhood Common Areas, which shall be for the common use and benefit of one or more Neighborhoods in University Park and their respective Neighborhood Owners. Association hereby designates the following as the Subdivision's Neighborhood Common Areas: (1) the real property described in Exhibit "A" attached hereto, which shall be for the common use and benefit of the Lot Owners, subject to the provisions of the easements described therein; and (b) Tracts "NR1," "NR2," "NR3," "NR4," "NR5," "NR6," "EPA," "EPB," "EPC," "EPD," "EPE," "EPF," "EPG," "EPH," "EPI," "EPJ," "EPK," "EPL," "EPM," "EPN," and "EPO" in the Subdivision, which shall be for the common use and benefit of the Lot Owners, subject to the following provisions:

A. Tracts "NR1," "NR2," "NR3," "NR4," "NR5," "NR6." A paved roadway known as Eaton Court on Tracts "NR1," "NR3," "NR4," and "NR5," a paved roadway known as Thorndon Circle on Tract "NR2" and a paved roadway on Tract "NR6" were constructed to provide access for the Lot Owners in University Park to the Community Roads, University Parkway, and Honore Avenue. Tract "NR1," Tract "NR2," Tract "NR3," Tract "NR4," Tract "NR5," and Tract "NR6" each constitutes a "Neighborhood Road" under the terms of the University Park Covenants.

B. Tracts "EPA," "EPB," "EPC," "EPD," "EPE," "EPF," "EPG," "EPH," "EPI," "EPJ," "EPK," "EPL," "EPM," "EPN," and "EPO." Tracts "EPA," "EPB," "EPC," "EPD," "EPE," "EPF," "EPG," "EPH," "EPI," "EPJ," "EPK," "EPL," "EPM," "EPN," and "EPO" are open space areas for the use and enjoyment of the Lot Owners and the maintenance of these areas is a continuing responsibility of the Neighborhood.

In addition to Tracts "EPA," "EPB," "EPC," "EPD," "EPE," "EPF," "EPG," "EPH," "EPI," "EPJ," "EPK," "EPL," "EPM," "EPN," and "EPO," the Subdivision's Neighborhood Common Areas include any tangible personal property acquired by the Association and located on such Tracts. Every Lot Owner shall have the non-exclusive right to use and enjoy such Tracts, and any Improvements constructed thereon subject to the provisions hereof.

3.4 Required Sidewalk Installations. The plans submitted to the Architecture and Landscape Committee ("ALC") for the construction of a home on each Lot may have provided for the installation of sidewalks. In the case of this Neighborhood, with respect to Lots 39 through 46 only, a four-foot-wide sidewalk was installed along the entire front Lot line in the area between the front Lot line and the paved surface of the roadway on Tract "NR1." With respect to Lots 22 through 28 and Lots 33 through 36 only, a four-foot-wide sidewalk was installed along the entire front Lot line in the area between the front Lot line and the paved surface

of the roadway on Tract "NR2." With respect to Lot 29 only, a four-foot-wide sidewalk was installed along the northerly 45 feet of the front Lot line in the area between the front Lot line and the paved surface of the roadway on Tract "NR2." With respect to Lot 32 only, a four-foot-wide sidewalk was installed along the easterly 15 feet of the front Lot line in the area between the front Lot line and the paved surface of the roadway on Tract "NR2." With respect to Lots 64 through 72 and Lots 76 through 80, a four-foot-wide sidewalk was installed along the entire front Lot line (only a portion in the case of Lots 72 and 76) in the area between the front Lot line and the paved surface of the roadway on Tract "NR4." Any sidewalks so installed shall be maintained pursuant to the University Park Covenants.

ARTICLE 4 **MAINTENANCE**

4.1 Maintenance of Lot and Improvements. Each Lot Owner shall maintain his home and all other Improvements on his Lot in good, safe, healthy, neat, clean and orderly appearance and condition, consistent with the Community Standards, University Park Covenants, and this Declaration. Any damage, deterioration, or evidence of wear and tear on the exterior of the home or other Improvements on a Lot shall be repaired by the Lot Owner promptly.

4.2 Irrigation Systems. Each Lot Owner shall be responsible for the maintenance, repair, and replacement of the irrigation system within the Lot boundaries.

4.3 Yard Light Fixtures. Each Lot Owner shall be responsible for replacement of the yard light fixture located on the Lot that is beyond routine maintenance. The Association shall be responsible for the routine maintenance and repair of each yard light fixture, including the supply of gas to each fixture. The costs associated with the Association maintenance of the yard light fixtures and gas supply shall be apportioned to each Neighborhood accordingly.

4.4 Lawn and Landscaping. Each Owner shall be responsible for the maintenance, repair and replacement of the lawn and landscaping on the Lot. The term "landscaping" shall mean all plants (including all vegetation, shrubs, and trees, but excluding the lawns) which are actually planted in the ground and are not located within a home or a screened enclosure. The Association has the authority to adopt Rules and Regulations and generally oversee the method used by Owners to maintain the lawns and landscaping, including mowing and fertilizing, especially when the Owner's property backs up against ponds and other common waterways, to preserve the health of the ponds and common waterways.

4.5 Failure to Maintain. If a Lot Owner fails to maintain, repair and replace the Lot Improvements, lawns, landscaping and irrigation systems as required herein, the Association may, in its sole discretion, take action to perform the required maintenance, repair and replacement at the Lot Owners sole expense and take all actions authorized under the University Park Covenants.

ARTICLE 5
NEIGHBORHOOD EXPENSES

In addition to all costs identified in the University Park Covenants, the Subdivision's Supplemental Neighborhood Expenses shall be comprised of all costs unique to this Neighborhood, properly imposed as a Supplemental Neighborhood Expense by the Board against the Lot Owners in the Subdivision.

ARTICLE 6
ADDITIONAL NEIGHBORHOOD RESTRICTIONS

6.1 Homes. No building shall be erected or permitted to remain on any Lot other than one single-family home containing at least 2,200 square feet of air-conditioned living area (exclusive of open or screen porches, terraces, and garages), which home shall not exceed two stories in height.

6.2 Setback Lines. No home or other structure (which shall be deemed to include a porch, veranda, garage, pool cage, lanai, screen enclosure, and the like) shall be erected or placed upon any part of a Lot such that any portion of the home or structure (excluding eaves or overhangs): (a) encroaches on any "building setback line" or "landscape buffer" denoted on the plat of the Subdivision; (b) encroaches on any specific easement reserved unto or granted by the Association pursuant to the University Park Covenants or the plat of the Subdivision; (c) is closer than 20 feet to the front Lot line (25 feet as to any garage whose driveway entrance faces the front Lot line), 7.5 feet to either side Lot line, or 15 feet to the rear Lot line; or (d) is constructed in violation of any setback requirements of Manatee County then in effect. The setbacks described in this Article are minimum setbacks; the ALC may, in its discretion, require setbacks from particular front, side, or rear Lot lines greater than those specified in this Article. Notwithstanding any of the above, construction of terraces, patios, low platforms or steps, decks, fences, walls, swimming pools, and similar low, open, unroofed and unscreened installations shall be permitted within any setback area, and construction of pool cages and screen enclosures shall be permitted within any rear setback area, provided that such construction: (1) does not violate any provisions of law; (2) in the opinion of the ALC, does not interfere with the exposure, view, or reasonable privacy of adjoining or facing properties; and (3) is otherwise approved by the ALC.

6.3 Animals. No horses, cattle, swine, goats, poultry, or other animal or fowl not customarily regarded as a household pet shall be kept on any Lot. No pet shall be permitted to roam outside except on a leash or within a fenced-in area. No pet may be kept on any Lot if, in the sole judgment of the Board, it is determined that the pet, due to its size, breed, past or present aggressiveness or viciousness, or other factors, is or is expected to be a source of excessive disturbance, annoyance, or danger to the Lot Owners or other Persons. The authority of the Board to prohibit, or direct the disposal of, any pet shall not be construed as imposing any duty on the Board to do so. Lot Owners having pets shall remove all pet droppings.

6.4 Occupants Bound. All provisions of this Declaration and the University Park Covenants governing the usage of a Lot or the conduct of the Lot Owner shall also apply to all occupants of the Lot and all family members, guests, and invitees of the Lot Owner. Each Lot

Owner shall cause all such occupants, family members, guests, and invitees to comply with such provisions and shall be jointly and severally responsible with such occupants, family members, guests, and invitees for any violation by them of such provisions. The lease of any Lot shall be deemed to include a covenant on the part of the tenant to comply with and be fully bound by such provisions.

ARTICLE 7 **EASEMENTS**

7.1 Reserved by Association. The Association hereby reserves for the benefit of itself, its successors and assigns, perpetual easements for the installation, construction, repair, maintenance, and replacement of lines, pipes, wells, drains, cables, equipment, apparatus, structures, roads, driveways, and other Improvements for private or public utility services of all kinds, including without limitation, water, sewer, drainage, irrigation, fire protection, electricity, telephone, cable television, and trash disposal, over, under, through, and across: (a) all utility and drainage easement areas shown on the plat of the Subdivision; and (b) that portion of each Lot lying within 10 feet of any abutting Neighborhood Road or Community Road.

7.2 Maintenance. The easement area of each Lot and all Improvements located within it shall be maintained continuously by the Lot Owner, except for those Improvements for which the Association, utility company, or public authority is responsible. No drainage easement, swale, canal, or pond may be obstructed, filled in, or altered without the Association's written approval. Any walls, fences, paving, landscaping, or other Improvements constructed, placed, or planted by a Lot Owner over the easement area of his Lot may be removed by the Association or other Person entitled to use the easement if required for the installation or maintenance of Improvements or facilities related to the purpose for which the easement was reserved or granted; provided, however, if the Association or such other Person should in the exercise of its easement rights disturb any grass, soil, paving, or other Improvements, the Association or such other Person, as the case may be, shall restore the same as nearly as practicable to its condition prior to the disturbance.

ARTICLE 8 **RIGHTS OF INSTITUTIONAL MORTGAGEES**

The termination of the provisions of this Declaration by approval of the Lot Owners pursuant to Article 9.2 of this Declaration, and any amendments to the provisions of this Declaration by approval of the Lot Owners pursuant to Article 10(a) of this Declaration materially and adversely affecting the rights or interests of Institutional Mortgagees, shall require the written consent of Institutional Mortgagees holding at least 51 percent of all mortgages held by Institutional Mortgagees. Such consent shall not be unreasonably withheld.

ARTICLE 9 **DURATION**

9.1 Covenants to Run with the Title to the Land. The provisions of this Declaration, as amended and supplemented from time to time as herein provided, shall be deemed to run with

the title to the property subject hereto and shall remain in full force and effect until terminated in accordance with the provisions of Article 9.2 or otherwise according to the laws of the State of Florida.

9.2 Term. The provisions of this Declaration shall be binding upon all Lot Owners for a period of 50 years from the date of this Declaration hereof, after which time they shall be deemed to be automatically extended for successive periods of 10 years each unless prior to the commencement of any such 10-year period the termination of this Declaration is (a) approved by Lot Owners owning the majority of the Lots in the Subdivision and the Board and (b) a written instrument certifying that such approval has been obtained is signed by the President and Secretary of the Association and recorded in the Public Records. The termination of this Declaration shall not terminate any easement rights then existing in favor of any Person by virtue of the provisions of this Declaration; it being the intent hereof that all such easement rights shall survive a termination of this Declaration.

ARTICLE 10 **AMENDMENTS**

This Declaration may be amended at any time and from time to time upon: (a) the approval of Lot Owners owning the majority of the Lots in the Subdivision, and (b) approval by the Board of Directors and (c) the recording in the Public Records of an amendatory instrument executed by the President and Secretary of the Association certifying that such approvals have been obtained. All amendments shall reasonably conform to the general purposes of this Declaration set forth herein.

ARTICLE 11 **MISCELLANEOUS**

11.1 Governing Law. The construction, validity, and enforcement of the provisions of this Declaration shall be determined according to the laws of the State of Florida. The venue of any action or suit brought in connection with this Declaration shall be in Manatee County, Florida.

11.2 Notices. Any notice authorized or required to be given to any Lot Owner, or such Lot Owner's representative, under the provisions of this Declaration shall be in writing and shall be deemed to have been properly given when (i) mailed, postage prepaid, to the last known address of the Person who appears as the Lot Owner, or such Lot Owner's representative, on the records of the Association at the time of such mailing or (ii) sent by electronic transmission in accord with Chapter 720. Any notice authorized or required to be given to the Association under the provisions of this Declaration shall be in writing and shall be deemed to have been properly given when mailed, postage prepaid, to the address of the Association's principal office at the time of such mailing.

11.3 Waiver. Failure of the Association to insist upon strict performance of any provision of this Declaration with respect to any Lot Owner or property in the Subdivision shall not be deemed to be a waiver of such provision as to such Lot Owner or property unless the Association has executed in writing a waiver thereof. Any such written waiver of any provision of

this Declaration by the Association with respect to any Lot Owner or property in the Subdivision shall not constitute a waiver of such provision as to any other Lot Owner or property.

11.4 Invalidation. The invalidation of any provision of this Declaration by lawful court order shall not affect or modify any of the other provisions of this Declaration, which other provisions shall remain in full force and effect.

11.5 Usage. Whenever used herein, the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders. Titles of Articles, paragraphs, and subparagraphs of this Declaration are for convenience only and neither limit nor amplify the provisions of this Declaration.

IN WITNESS WHEREOF, Association has caused this Declaration to be executed in the Association's name the day and year first above written.

**UNIVERSITY PARK COMMUNITY
ASSOCIATION, INC.**

By:



Thomas Christopher

As its President

EXHIBIT "A"

FROM THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 18 EAST, RUN N 00°53'46" W, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2106.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°53'46" W, ALONG SAID EAST LINE, A DISTANCE OF 506.75 FEET; THENCE S 44°06'00" W, A DISTANCE OF 70.72 FEET; THENCE S 00°53'46" E, A DISTANCE OF 456.74 FEET; THENCE N 89°06'14" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH ALL EASEMENT RIGHTS ARISING UNDER INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1503, PAGE 1674, AND UNDER INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1503, PAGE 1678, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.