

**CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF RESTRICTIONS FOR
ST. JOHN'S WOOD**

THIS CERTIFICATE OF AMENDMENT is executed this 2nd day of August, 2024, 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 Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Park, recorded on September 13, 2023 in instrument #202341098401 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 Declaration of Restrictions, as set forth in Article 4 of the CCRs;

WHEREAS, the St. John's Wood Neighborhood is governed by the Amended and Restated Declaration of Restrictions for St. John's Wood recorded in Instrument #202241102957 of the Public Records of Manatee County, Florida, as amended from time to time ("Amended and Restated St. John's Wood Declaration");

WHEREAS, the annual meeting of the St. John's Wood Neighborhood was held on March 19, 2024, which meeting was duly noticed in accordance with Section 4.7 of Article 4 of the CCRs ("St. John's Wood Neighborhood Meeting"); and,

WHEREAS, a second version of the Amended and Restated St. John's Wood Declaration was submitted to and approved by the requisite number of Lot Owners in the Neighborhood at the St. John's Wood 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 The Amended and Restated St. John's Wood Declaration described above has hereby been replaced by the attached second version of the Amended and Restated Declaration of Restrictions for St. John's Wood.
- 3. All current and future Lot Owners in the St. John's Wood Neighborhood are hereby bound by the attached documents.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this
30th day of July, 2024.

WITNESSES:

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

Beverly Latine
Print Name: Beverly Latine

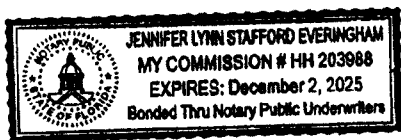
By: Tom Christopher
Tom Christopher, President

Amanda Goodhue
Print Name: Amanda Goodhue

(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 30th day of July, 2024 by Tom Christopher as the President of University Park Community Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me.



Jennifer Everingham
Signature of person acknowledging

Jennifer Lynn Stafford Everingham
Name typed, printed or stamped

Assistant Board Secretary
Title or rank acknowledging

HH 203988
Serial number, if any

[SECOND SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have set their hands and seals this
2nd day of August, 2024.

WITNESSES:

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

Amanda Goodhue
Print Name: Amanda Goodhue

By: Peter Conway
Peter Conway, Secretary

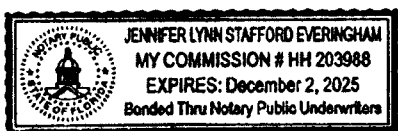
Beverly Latine
Print Name: Beverly Latine

(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 2nd day of August, 2024 by Peter Conway as the Secretary of University Park Community Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me.

Jennifer Lynn Stafford Everingham
Signature of person acknowledging



Jennifer Lynn Stafford Everingham
Name typed, printed or stamped

Assistant Board Secretary
Title or rank acknowledging

HH 203988
Serial number, if any

**AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS FOR
ST. JOHN'S WOOD**

*{Substantial Rewording of the Declaration of Restrictions for St. John's Wood - see original
Declaration of Restrictions for St. John's Wood and prior amendments for present text}*

This Amended and Restated Declaration of Restrictions for St. John's Wood is made this 19th day of March, 2024 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"), and Northern Capital Group LLP, a Florida limited liability partnership, f/k/a Northern Capital Group, a Florida general partnership ("Developer"), heretofore recorded a Declaration of Restrictions for St. John's Wood (the "Declaration") in Official Records Book 1458, Page 7067, 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 to the Association under Articles 4.6 and 20 of the Declaration.

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 21; and Tracts "NR1," "SJA," "SJB," "SJC," "SJD," "SJE," "SJF," and "SJG"; ST. JOHN'S WOOD, as per plat thereof recorded in Plat Book 28, page 173, of the Public Records of Manatee County, Florida,

which property 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 were made subject to the University Park Covenants and by which specific "Neighborhoods" were identified and more detailed restrictions applicable to such "Neighborhoods" were 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 by the Association 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 Tracts "NR1," "SJA," "SJB," "SJC," "SJD," "SJE," "SJF," and "SJG," in the Subdivision, as the Subdivision's Neighborhood Common Areas, which shall be for the common use and benefit of the Lot Owners but maintained by the Association as a Neighborhood Expense, subject to the following provisions:

- A. Tract "NR1." A paved roadway known as "St. John's Way" on Tract "NR1" was constructed to provide access for the Lot Owners in University Park to the Community Roads, University Parkway, and Honoré Avenue. Tract "NR1" constitutes a "Neighborhood Road" under the terms of the University Park Covenants.
- B. Tracts "SJA" - "SJG." Tracts "SJA," "SJB," "SJC," "SJD," "SJE," "SJF," and "SJG" 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 "NR1," "HGA," "HGB," "HGC" and "HGD," 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.

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, a four foot (4') wide sidewalk was installed along the entire front Lot line of each Lot in the area between the front Lot line and the paved surface of the roadway on Tract "NR1." 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 the home and all other Improvements on the 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 of the exterior of the home or other Improvements on a Lot shall be repaired by the Lot Owner promptly.

4.2 Irrigation Systems. Pursuant to the authority set forth in the University Park Covenants, the Association has assumed the responsibility for the management of the maintenance and repair of the irrigation system within the Lot boundaries; however, the expense associated with the maintenance and repair of the irrigation system shall be a Neighborhood Expense. Each Lot Owner shall be responsible for the costs of any addition(s) to, or modification(s) of, any portion of the current irrigation system. Any addition(s) or modification(s) to the irrigation system must be approved by the ALC and installed by the Association.

The Association shall be responsible for the management of the maintenance, repair, and replacement of all other irrigation system components and areas outside of the Lot boundaries (such as pump station repairs); however, the associated expense shall be a Neighborhood Expense, or an expense shared among the affected Neighborhoods.

Components of the irrigation system which are damaged by the actions of any Lot Owner, or anyone acting on behalf of the Lot Owner, are the sole responsibility of that Lot Owner up to, but not

including, the time clock. Time clocks attached to a Lot Owner's home are the sole responsibility of that Lot Owner.

4.3 Yard Light Fixtures. Each Lot Owner shall be responsible for maintenance, repair and replacement of the yard light fixture located on the Lot that is beyond routine maintenance described below. Notwithstanding, the Association has assumed the responsibility for routine cleaning, painting, and mantle replacements of each yard light fixture at its discretion. Owners shall also be responsible for the gas supply piping from the shut off valve box at the base to the mantle, including any valves and regulators. The Association shall also supply gas to each fixture. The Association's costs related to cleaning, painting, and mantle replacements of the yard light fixtures and gas supply shall be a Neighborhood Expense.

4.4 Lawns and Landscaping. The Association shall maintain the lawn and landscaping on each Lot; provided, however, that each Lot Owner shall be responsible for any reasonably required replacement of the lawn and landscaping on the Lot, whether such replacement is required due to freezes or other acts of God, normal plant life expectancy, Lot Owner fault, or otherwise. 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.

4.5 Failure to Maintain. If a Lot Owner fails to maintain, repair and replace the Lot Improvements, yard light fixtures, 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 Owner's 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 Neighborhood Expenses shall be comprised of all costs unique to this Neighborhood, properly imposed as a Neighborhood Expense by the Board against the Lot Owners.

ARTICLE 6 **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 two thousand two hundred square feet (2,200'²) of enclosed

living area (exclusive of open or screen porches, terraces, and garages), which home shall not exceed two (2) 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 provisions of this Declaration, the University Park Covenants or the plat of the Subdivision; (c) is closer than twenty feet (20') to the front Lot line (twenty-five feet (25') as to any garage whose driveway entrance faces the front Lot line), eight feet (8') to either side Lot line, or fifteen feet (15') 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, fences, walls, decks, 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 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 ten feet (10') 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 the 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 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 fifty-one percent (51%) 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 fifty (50) years from the date of this Declaration, after which time they shall be deemed to be

automatically extended for successive periods of ten (10) years unless, prior to the commencement of any such ten (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 is recorded in the Public Records of Manatee County, Florida. 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, (b) approval by the Board of Directors; and (c) the recording, in the Public Records of Manatee County, Florida, 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, as 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: (a) 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 (b) sent by electronic transmission in accord with Florida Statute 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, the Association has caused this Declaration to be executed in its name, University Park Community Association, on the day and year first above written.

{SEE CERTIFICATE OF AMENDMENT FOR SIGNATURE PAGE}