

**MODIFICATION OF RESTRICTIVE COVENANTS:**

**Covenants#1, #3, #10 and #11, 2014**

In accordance with the provisions of the Restrictive Covenants recorded in Official Record Book 48, Page 665 of the Public Records of Putnam County, Florida. More particularly described to wit:

That part of Section 34, Township 9 South, Range 24 East, more particularly described in Deed Records in Official Record Book 45, Page 447 of the Public Records of Putnam County, Florida.

That by a majority vote of voting members of Grandin Lake Shores Association, Inc., concluding January 23, 2014, the Restrictive Covenants and corresponding By-laws are hereby amended as follows:

**BOOK 48, PAGE 669 (COVENANTS) – Covenant 1. A property owner, association member/Renter permanently residing in a dwelling may maintain a home businesses provided. The property owner, association member/renter may conduct, and handle matters relating to such home businesses only by phone or correspondence. . Provided that such uses are incidental to the residential use, do not involve physical altercation of the dwelling visibility from the exteriors. . The home businesses are in accordance with all Governmental Laws, Ordinances and Regulations. . The home businesses do not involve any visible business activity, or vehicular traffic to and from the lots by vendors, customers or employees. . The home business does not incur on the home community atmosphere of Grandin Lake Shores. “**

**Covenant 3. All exteriors must be stained or painted two coats of paint. No tarpaper, roll brick siding, or similar materials shall be used on outside walls. All Buildings to be erected or placed upon said premises shall be subject to prior approval of the grantor or its assigns, specifically the Board of Directors.**

**Covenant 10: “In an effort to apply a clear and common sense approach to the Grandin Lake Shores Association By-Laws regarding the ban of signs on lots, a homeowner may generally be permitted to display the following signs: home security, for sale/ rent, yard sale, holiday, and all election signs. Property owners for the usage and removal of campaign advertisements shall adhere to Florida State Statute Section 106.1435. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable removal official flag and no larger than 4 ¼ feet by 6ft. which represents United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, in respectful manner. Any homeowner may erect a freestanding flagpole no more than 20ft high, on any portion of the homeowners’ real property. The flagpole must not obstruct the sight lines at intersections and not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole,**

regardless of any Covenants, Restrictions, By-Laws of the association, One United States flag, not larger than 4.5 feet by 6 feet, and may additionally display one official flag of the State of Florida, or the United States Army, Navy, Air Force, Marine Corps, Coast Guard or POW-MIA flag. Such flags must be equal in size or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning, setbacks, and other applicable governmental regulations including, but not limited to, noise, and light ordinances in the State of Florida and Putnam County codes. The Board does reserve the right to limit the number of signs on any one lot and request the removal of any sign posted on any lot that is deemed by a majority of the Grandin Lake Shores Association Board to be offensive."

Covenant 11: "No animals or fowl shall be kept or maintained on said land except customary household pets including domesticated cats."

A request for vote for Grandin Lake Shores property owners on the above subject was sent out to all property owners in good standing on record December 15, 2013 at the direction of the Board of Directors. On January 25, 2014 the votes were examined and counted by five Association members in good standing and observed by the President of Association. Of 259 property owners on record as of December, 15, 2013, 84 responded. 76 votes were cast in favor of Covenant #1, 64 votes were cast in favor of Covenant # 3, 68 votes were cast in favor of Covenant #10, and 67 votes were cast in favor of Covenant # 11 . Two ballots were either blank, illegible or showed no clear choice and were, therefore, disqualified. Open to inspection and verification with Grandin Lake Shores Association, Inc. corporate records, these votes and a record of the property owners' response were announced at the February, 3, 2014 Board of Directors meeting. A record of the vote response was added to the Grandin Lake Shores Association, Inc. records.

Dated this 26 day of February, 2014 Corporate Seal

Attested by:

Robert McCoy Karen McCarthy  
Robert McCoy, President Karen McCarthy, V.P.

Sabrina Thomas Clyde Williams Richard Meyers  
Sabrina Thomas Clyde Williams Richard Meyers

Lavern (Woody) Woodard Glenda Woodard \_\_\_\_\_  
Lavern ( Woody) Woodard Glenda Woodard Kathy Haines

State of FLORIDA  
County of PUTNAM

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert E. McCoy who  
 is/are personally known to me, or  who produced his Drivers License as identification.

Witness my hand and official seal in the State and County last aforesaid on this 26<sup>th</sup> day of February 2014.

Phyllis N. Crabtree

Notary Signature

Phyllis N. Crabtree

Printed Name

12/6/16, EE856528

Exp Date

Commission #

