

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

✓ Ernest W. Sturges, Jr., Esq.
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701 JC Center Court, Suite 3
Port Charlotte, Florida 33954

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021134584 4 PG(S)
July 20, 2021 04:24:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT TO THE SUPPLEMENTARY
DECLARATION OF RESTRICTIONS FOR JOCKEY CLUB OF NORTH PORT
PROPERTY OWNERS' ASSOCIATION, INC.**

THIS CERTIFICATE is made to reflect and document an Amendment to the Amended and Restated Supplementary Declaration of Restrictions. The Declaration of Restrictions of Jockey Club of North Port Property Owners' Association, Inc., have been recorded in the Public Records of Sarasota County as follows:

	<u>Instrument and Date</u>	<u>O.R. Book/Page(s)</u>
a.	Declaration of Restriction Recorded: July 1971	950/389 <i>et seq.</i>
b.	Supplementary Declaration of Covenants and Restrictions Recorded: September 1977	1199/299 <i>et seq.</i>
c.	Certificate of Amendment to the Supplemental Declaration of Covenants and Restrictions for the Fifty-Second Addition to Port Charlotte Subdivision a/k/a The Jockey Club Recorded: March 20, 1995	2725/704 <i>et seq.</i>
d.	Certificate of Amendment to the Declaration of Covenants and Restrictions of Fifty-Second Addition to Port Charlotte Subdivision a/k/a The Jockey Club Recorded: January 16, 1996	2819/1108 <i>et seq.</i>
e.	Certificate of Amendment to the Declaration of Covenants and Restrictions of Fifty-Second Addition to Port Charlotte Subdivision a/k/a The Jockey Club Recorded: April 18, 1996	2849/116 <i>et seq.</i>
f.	Notice of Preservation of Declaration of Restrictions Recorded: March 10, 2005	Instr. No. 2005049215

- g. Certificate of Amendment Original and Supplemental Declaration Covenants and Restrictions for Fifty-Second Instr. No. 2018066941 Addition to Port Charlotte Subdivision a/k/a The Jockey Club
Recorded: May 21, 2018


The undersigned officers of the Board of Directors of Jockey Club of North Port Property Owners' Association, Inc., a Florida not-for-profit corporation, hereby certify as follows:

1. The Declaration of Covenants, Conditions and Restrictions of the Jockey Club of North Port Property Owners' Association, Inc., is hereby amended in accordance with **Exhibit "I"** attached hereto and entitled First Amendment to the Original and Supplementary Declaration of Restrictions for Fifty-Second Addition to Port Charlotte Subdivision of Jockey Club of North Port Property Owners' Association.

2. This First Amendment of the Original and Supplementary Declaration of Restrictions for Fifty-Second Addition to Port Charlotte Subdivision of Jockey Club of North Port Property Owners' Association was proposed by duly adopted resolution, and approved by an affirmative vote of a majority of the fee owners of record present in person or by proxy as required by Article X of the Supplementary Declaration and Restriction of the Association.

Executed this 13th day of July, 2021, at North Port, Florida.


**JOCKEY CLUB OF NORTH PORT
PROPERTY OWNERS' ASSOCIATION, INC.**

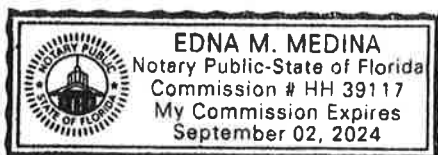
By: 
Name: WILLIAM SEAVER
Its: President

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of July, 2021, by WILLIAM SEAVER, President of Jockey Club of North Port Property Owners' Association, Inc., who is personally known to me or produced FL - DL as identification.

SEAL


NOTARY PUBLIC
EDNA M. MEDINA
Printed name of notary



ATTEST:

By: Rena L. Lapointe
Name: RENA L. LAPOINTE
Its: Assistant Secretary

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of July, 2021, by RENA L. LAPOINTE, Assistant Secretary of Jockey Club of North Port Property Owners' Association, Inc., who is personally known to me or produced ME DL as identification.

STATE OF Maine
COUNTY OF Washington

SEAL

Renee D. Mercer
NOTARY PUBLIC

Renee D. Mercer
Printed name of notary

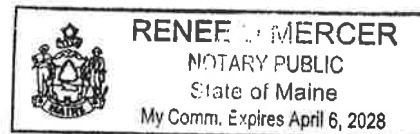


EXHIBIT "1"

AMENDMENT TO THE SUPPLEMENTARY DECLARATION OF RESTRICTIONS OF JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC.

Underline represent additions

~~Strikethrough~~ represent deletions

Article/Section: 10.2 – Leasing of the Declaration of Restrictions of Jockey Club of North Port Property Owners' Association, Inc., is hereby amended as follows:

Section 2. Leasing. Only entire lots may be leased. No Lot shall be leased for a term less than one year. No Lot shall be leased without the Owner thereof first procuring the written consent of the Board of Directors. No Owner may lease his or her Lot for a period of one (1) year after taking title to a Lot. After the expiration of the this one-year, Owners may lease their Units in accordance with provisions contained elsewhere herein. The one-year waiting period shall not apply in situations where title to a Lot passes through inheritance or Association takes title to a Unit through judicial foreclosure or deed in lieu of foreclosure. This provision shall not apply to Owners of Lots prior to the effective date of this provision. The application for approval of the Board of Directors shall be on such forms as may be promulgated by the Association, with such information as the Board of Directors may require. The Association may require a prospective Tenant and each proposed occupant to submit to a background check. The submission of an application to the Board of Directors shall constitute a warranty and representation by the Owner that the proposed transaction is bona fide in all respects. Any Lease of a Lot shall be subject to the following:



*STATE OF FLORIDA, COUNTY OF SARASOTA
I hereby certify that the foregoing is a true and correct copy
of pages 1 through 1 of the instrument filed in
this office. The original instrument filed contains 1
pages.

☒ This copy has no redactions. ☐ This copy has been
redacted pursuant to law.

Witness my hand and official seal this 21 day of
July, 2020.

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT

By: [Signature]
Deputy Clerk