

Out R



Clayton & McCulloh
ATTORNEYS AT LAW

Attorneys:

Kenneth M. Clayton
Neal McCulloh

Russell E. Klemm
Brian S. Hess

Carlos R. Arias
Gerald K. Burton

Jeff A. Stone
Sonia A. Bosinger

Paul S. West
J. David Davila

February 9, 2010

Bob Yonker, Treasurer
Ventana Owners Association, Inc.
P.O. Box 560328
Rockledge, FL 32956

Re: *Ventana Owners Association, Inc.*

Dear Mr. Yonker:

Enclosed herewith please find the original "CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR VENTANA" which has been successfully recorded in the Public Records of Brevard County, Florida at Official Records Book 6108, Page 215. Please retain the enclosed original for the Association's Official Records.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

CLAYTON & McCULLOH

Jenny McKinney

Jenny McKinney
Paralegal to Brian S. Hess, Esq.

:jlm

COPY

Enclosure

THIS DOCUMENT PREPARED BY:
VENTANA OWNERS ASSOCIATION, INC.
c/o Bob Yonker, Treasurer
P.O. Box 560328
Rockledge, FL 32956

RETURN TO:
Brian S. Hess, Esq.
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

The area above this line is for recording purposes only

**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,
RESTRICTIONS, AND EASEMENTS FOR VENTANA**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of VENTANA OWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR VENTANA, recorded in Official Records Book 3461, Page 1665, of the Public Records of Brevard County, Florida, as amended (hereinafter "Declaration"), hereby certify that the AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR VENTANA, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted in accordance with the requirements of the Declaration.

Pursuant to Article XIII, Section 13.2 of the Declaration, such requisite affirmative written consent of not less than seventy-five (75%) percent of the total voting power of the members of the Association has, in fact, been acquired prior to the recordation of such amending instrument among the Public Records of Brevard County, Florida.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 28 day of Jan, 2010.

**AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND
EASEMENTS FOR VENTANA**

The following amendment is made to Article VI, Section 6.2 of the DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR VENTANA, recorded in Official Records Book 3461, Page 1665, *et. seq.*, of the Public Records of Brevard County, Florida (additions are indicated by underlining, deletions are indicated by ~~striketrough~~, and omitted but unaltered provisions are indicated by ellipses):

...

ARTICLE VI

USE RESTRICTIONS – RESIDENTIAL PROPERTY

The use, occupation, and enjoyment of any LOT shall be subject to and governed by the following covenants, conditions, and restrictions, to wit:

...

- 6.2 Ownership and Leasing. Ownership of any LOT shall be for single family residential dwelling purposes only. Accordingly, RESIDENTIAL PROPERTIES may not be rented or leased for any single period of less than ~~one~~ twelve (12) months. No "Time Sharing Plan" as that term is defined in Section 721.05 Florida Statutes, or any similar plan of fragmented or interval ownership of any LOT shall be permitted.

Signed, sealed and delivered
in the presence of:

VENTANA OWNERS ASSOCIATION, INC.

Shaune S. Richardson
(Sign - Witness 1)

BY: Kara L. Kuta
(Sign)

Shaune S. Richardson
(Print - Witness 1)

Kara L. Kuta
(Print)

Adrienne C. Goins
(Sign - Witness 2)

President, Ventana Owners Association, Inc.

Adrienne C. Goins
(Print - Witness 2)

Shaune S. Richardson ATTEST: Patricia T. O'Kelly
(Sign - Witness 1)

Patricia T. O'Kelly
(Sign)

Shaune S. Richardson
(Print - Witness 1)

Patricia T. O'Kelly
(Print)

Adrienne C.
(Sign - Witness 2)

Secretary, Ventana Owners Association, Inc.

Adrienne C. Goins
(Print - Witness 2)

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing was acknowledged before me this 28th day of January, 2010, by
Kara L. Kuta as President, and Patricia O'Kelly, as Secretary, of
VENTNANA OWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the
corporation. They are personally known to me [] or have produced
FL DL'S as identification.

NOTARY PUBLIC

Sharon E. Callahan
(sign)

Sharon E. Callahan
(print)

(Notary Seal)
State of Florida at Large
My Commission Expires:

