

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Adam W. Carls, Esq.
ARIAS BOSINGER, PLLC
140 N. Westmonte Dr., Suite 203
Altamonte Springs, FL 32714

_____ the space above this line is reserved for recording purposes _____

**CERTIFICATE OF AMENDMENT TO AMENDED DECLARATION OF COVENANTS
AND RESTRICTIONS FOR THE TRAILS AT COUNTRY CREEK**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of THE TRAILS AT COUNTRY CREEK, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE TRAILS AT COUNTRY CREEK, recorded in Official Records Book 1543, Page 569, of the Public Records of Seminole County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the AMENDMENT TO AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE TRAILS AT COUNTRY CREEK, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 3rd day of June, 2019 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Article X, Section 10.1 of the Declaration, as amended, by the affirmative vote of two-thirds (2/3) of the Owners. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

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 HEREOF, the Association has caused these presents to be executed in its name, this 25 day of June, 2019.

Signed, sealed and delivered
in the presence of:

THE TRAILS AT COUNTRY CREEK, INC.

Paula E. Butler
(Sign - Witness 1)

By: Jane Shields
(Sign)

Paula E. Butler
(Print - Witness 1)

Diana Shields
(Print)

Valley Harrison
(Sign - Witness 2)

President, The Trails at Country Creek, Inc.

Valley HARRISON
(Print - Witness 2)

Paula E. Butler
(Sign - Witness 1)

Attest: Erin Anderson
(Sign)

Paula E. Butler
(Print - Witness 1)

Erin Anderson
(Print)

Valley Harrison
(Sign - Witness 2)

Secretary, The Trails at Country Creek, Inc.

Valley HARRISON
(Print - Witness 2)

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing was acknowledged before me this 25th day of June,
20 19, by Diana Shields, as President, and Erin Anderson,
as Secretary, of THE TRAILS AT COUNTRY CREEK, INC., a Florida not for profit corporation,
on behalf of the corporation, who are personally known to me or who have produced
n/a as identification.

NOTARY PUBLIC

Alisa Alexander (Sign)

Alisa Alexander (Print)

State of Florida, At Large
My Commission Expires:



ALISA ALEXANDER
MY COMMISSION # FF 092130
EXPIRES: May 12, 2020
Bonded Thru Budget Notary Services

**AMENDMENT TO AMENDED DECLARATION OF COVENANTS AND
RESTRICTIONS FOR THE TRAILS AT COUNTRY CREEK**

The following amendments are made to the Amended Declaration of Covenants and Restrictions for The Trails at Country Creek, recorded at Official Records Book 1543, Page 569, *et. seq.*, of the Public Records of Seminole County, Florida, as may be amended and supplemented from time to time (additions are indicated by underlining, deletions are indicated by ~~strike through~~, and omitted but unaltered provisions are indicated by ellipses):

[...]

8.5.9 Prohibited Vehicles. No commercial vehicle, recreational vehicle, boat, or trailer of any type, kind, or description, including without limitation boat trailers, house trailers, flat-bed trailers, and campers, may be parked or stored on any road, street, driveway, yard or Lot within the Subdivision, except out of public view within enclosed garages. "Commercial vehicle" means all vehicles, containers, and instruments of transportation of every kind whatsoever (including, but not limited to, regular passenger automobiles), which from viewing the exterior, shows or tends to show any commercial or institutional logos, markings, advertisements, signs, displays, tools, equipment, racks, ladders or apparatuses, or otherwise indicates usage for the benefit of or in connection with, any business, trade, commerce, institution, or other non-personal use. "Commercial vehicles" also includes all vehicles, containers, and instruments of transportation designed for commercial purposes, whether or not so used, including but not limited to hearses, limousines, buses, tow trucks, flat-bed trucks, panel vans, tractor-trailers, any vehicles having more than two (2) axles, and vehicles that are identified as Class 3 or above by the gross vehicle weight rating (GVWR) system. Notwithstanding the foregoing, the term "commercial vehicle" does not include law enforcement vehicles. No vehicle may be used as a domicile or residence either temporarily or permanently. No vehicles with expired registration or license plates may be kept within public view anywhere within the Subdivision. Inoperable or unsightly vehicles, or vehicles under repair, are not allowed within the Subdivision, except out of the public view within an enclosed garage.

Notwithstanding the foregoing, commercial vehicles, including without limitation lawn maintenance and delivery vehicles, may be parked during daylight hours within the Subdivision, but only on a temporary basis, and only for the purpose and for a period of time necessary to provide commercial service within the Subdivision. Once the commercial service has been completed, the commercial vehicle must be removed from the Subdivision or stored in compliance with the governing documents of the Subdivision. Recreational vehicles may be parked during daylight hours within the Subdivision, but only on a temporary basis, and only for the purpose and for a period of time necessary to load or unload the recreational vehicle for use. Once the recreational vehicle has been loaded or unloaded, it must be removed from the Subdivision or stored in compliance with the governing documents of the Subdivision. The intent of these exceptions is to allow residents within the community to receive commercial service in a reasonable way that does not otherwise negatively impact the residential nature of the community, and to give residents the ability to prepare for recreational excursions. These exceptions must not be abused to circumvent the vehicle restrictions otherwise described in this subsection 8.5.9. The

Board of Directors is granted sole and absolute discretion in determining whether an exception is being abused to circumvent the vehicle restrictions otherwise described in this subsection 8.5.9.

~~No boat, boat trailer, house trailer, camper, recreational vehicle or similar vehicle and no truck, van, or other vehicle which exceeds one (1) ton capacity, shall be parked or stored on any road, street, driveway, yard or Lot located in the Subdivision for any period of time in excess of twenty-four (24) hours, except in garages. Immobile or unsightly vehicles, or vehicles under repair shall not be allowed on any Lot within the Subdivision or on Limited Common Property, except in an enclosed garage.~~

[. . .]