

THIS INSTRUMENT PREPARED BY:

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**FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SANDY PINES ESTATES,
an unrecorded subdivision**

THIS Amendment is made by **Sandy Pines Estates Homeowners Association, Inc., a Florida non-profit corporation, as the "Association"**, who records this Amendment for the purposes expressed herein, and

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Sandy Pines Estates (hereinafter, "Declaration") as issued by the Sandy Pines Estates Homeowners Association, Inc., a Florida non-profit corporation, was originally recorded on January 17, 2003 at Book 2589, Page 2589;

WHEREAS, Article VIII, Section 3 allows amendments by the affirmative vote of no less than two-thirds (2/3) of the Lot Owners (as determined on the date of the vote), provided the vote is taken at a meeting of Association Membership that has been duly noticed and that the notice of the meeting included a description of the vote to be taken and included the text of the proposed amendment to this Declaration;

WHEREAS, amendments as stated below are needed for the effective management of Sandy Pines Estates, a vote was taken on December 4, 2021, at a duly noticed meeting of the members and approved by the necessary 2/3 vote of all designated and approved voting members. Said membership was given notice in accordance with the Declaration and the notice contained a full statement of the proposed amendment(s);

WHEREAS, this is the First Amendment to the Declaration for this property;

NOW, THEREFORE, based upon the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sandy Pines Estates Homeowners Association, Inc. hereby declares the real property described above lying in Section 32, Township 10 South, Range 17 East, in Alachua County, Florida, shall hereafter be held, conveyed, transferred and sold subject to the following First Amended Declaration of Covenants, Conditions and Restrictions that are hereby imposed for the purpose of protecting the value and desirability of the residential lots and real property within "Sandy Pines Estates", and this Declaration shall run with and be a part thereof.

AND BASED UPON THE FOREGOING, the Association further declares as follows:

ARTICLE VI, Section 3 entitled, "Single Family Structures Only," is amended as follows, and the language in ARTICLE VI, Section 3, is hereby replaced with:

Single Family Structures Only. No building or structure of any kind other than a single family dwelling shall be built on any Lot, except that in-ground swimming pools, one detached garage or one accessory building (meaning a detached garage or a storage shed, which may be denied or limited as to location if the Architectural Control Committee deems such to be inconsistent with the appearance of Sandy Pines Estates) may be constructed on a Lot in conjunction with the dwelling without the written approval of the Architectural Control Committee. Mobile homes and prefabricated homes are not permitted on any Lot, either temporarily or permanently, except with prior approval of the Architectural Control Committee if used temporarily by a Contractor during the initial construction of a dwelling. Temporary and permanent occupancy is permitted only in a permanent building desired for residential occupancy unless approved in writing by the Architectural Control Committee.

ARTICLE VII, Section 5, entitled "Animals," is amended as follows, and the language in Article VII, Section 5, is hereby replaced with:

Animals. Only ordinary household pets are permitted on any Lot, with a maximum of three (3) dogs and three (3) cats as permanent pets per Lot. Horses and cows are permitted if and as permitted by Alachua County or the City of Newberry. No fowl, goats, swine, poultry or other animals of any kind shall be kept or allowed on any Lot or any portion thereof. Nothing contained herein shall entitle a Lot Owner to continue to maintain any permitted pet if said animal(s) is by behavior, noise, odor, or otherwise causing a recurring nuisance, disturbance, or eyesore which adversely affects the rights of other Lot Owners, as determined by the Association Directors. All animals which are not common household pets, whether permitted or not by Section 5 must be approved in writing by the Association Directors within the limits of the City of Newberry and/or Alachua County. Exceptions to Section 5 may be approved by a majority vote of the Association Directors.

ARTICLE VII, Section 8, entitled "Traffic and Motor Vehicles, Trailers, Boats, Recreational Vehicles," is amended as follows, and the language in Article VII, Section 8, is hereby replaced with:

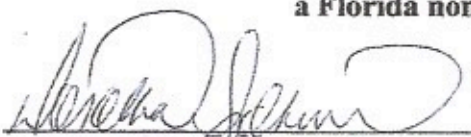
Traffic and Motor Vehicles. Trailers. Boats. Recreational Vehicles. All motor vehicle traffic within Sandy Pines Estates must be in a manner that does not create a nuisance to the Lot Owners and residents of Sandy Pines Estates and that does not destroy or damage the roadways within Sandy Pines Estates. No commercial vehicles (other than those present for business purposes), boats, trailers, campers, or any vehicles commonly known as a recreational vehicle, may be parked or stored on any Lot except in the garage or accessory building without the written approval of the Architectural Control Committee.

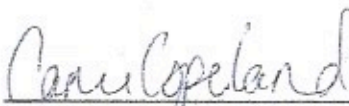
There are no other Amendments herein to the Declaration.

IN WITNESS WHEREOF, The Association has caused these documents to be executed this

13th day of July, 2022.

The "Association": **Sandy Pines Estates Homeowners Association, Inc.,**
a Florida non-profit corporation.

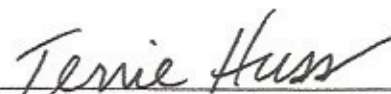

By: Dorothea Johnson
as President



witness
print name camie copeland

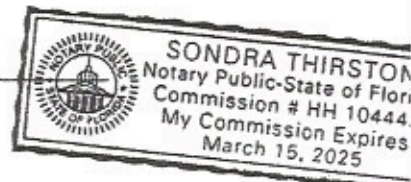

witness
print name CHARLES DORREL

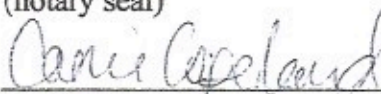
STATE OF FLORIDA
COUNTY OF ALACHUA


The foregoing instrument was acknowledged before me this 13th day of July, 2022, by Dorothea Johnson, as President of the Sandy Pines Estates Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who is personally known to me [] OR has produced a valid Florida Drivers License as identification [].


By: Terrie Huss
as Secretary


Notary Public, State of Florida
(notary seal)




witness
print name camie copeland


witness
print name CHARLES DORREL

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 13th day of July, 2022, by Terrie Huss as Secretary of the Sandy Pines Estates Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who is personally known to me ☐ OR has produced a valid Florida Drivers License as identification ☐.

Sondra Thirston
Notary Public, State of Florida
(notary seal)

