

Prepared by and return to:
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd Suite B
Tallahassee, Florida 32308
(850) 692-8900 (Telephone)
(850) 224-2440 (Facsimile)

CERTIFICATE OF AMENDMENT
TO
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
THE COTTAGES AT INDIAN SUMMER

We hereby certify that the attached amendments to the Declaration of Covenants, Conditions, and Restrictions of The Cottages At Indian Summer (which Declaration was originally recorded at Official Records Book 313 at Page 351 et seq., of the Public Records of Gulf County, Florida), were approved at a meeting of the Members held on August 3, 2021, by at least 2/3rds of the Owners voting, in person or by proxy, which is sufficient for adoption under Article 10 of the Declaration.

DATED this 17 day of August, 2021.

Witnesses:

The

sign: Robyn A Rennick

By

Patricia Hardman
Patricia Hardman, President

print: Robyn A Rennick

sign: Kath Brantley

print: KATHERINE BRANTLEY

sign: Robyn A Rennick

Attest:

Terry Lind
Terry Lind, Secretary

print: Robyn A Rennick

sign: Kath Brantley

print: Katherine Brantley

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STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me, by means of physical presence or mobile notarization, this 17 day of August, 2021, by Patricia Hardman, as President of THE COTTAGES OF INDIAN SUMMER HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced driver's license as identification.

NOTARY PUBLIC

sign Bobby Hanson

print Bobby Hanson
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF Gulf

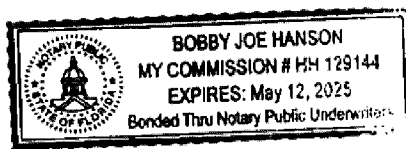
The foregoing instrument was acknowledged before me, by means of physical presence or mobile notarization, this 17 day of August, 2021, by Terry Lind, as Secretary of THE COTTAGES OF INDIAN SUMMER HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced driver license as identification.

NOTARY PUBLIC

sign Bobby Hanson

print Bobby Hanson
State of Florida at Large (Seal)

My Commission expires:



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**AMENDMENT
TO
AMENDED AND RESTATED**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
THE COTTAGES AT INDIAN SUMMER**

[Proposed new text is underlined. Proposed deleted text is stricken.]

This Declaration of Covenants, Conditions and Restrictions shall govern THE COTTAGES AT INDIAN SUMMER (herein, "the Subdivision").

**ARTICLE 1
DEFINITIONS**

...

(18) "Modular Home" means a factory-built prefabricated home which is not constructed on a chassis and that must be assembled on the Lot.

(19) "Manufactured Home" and "Mobile Home" shall all mean a prefabricated home that is constructed on a chassis and substantially assembled prior to delivery to the Lot.

...

ARTICLE 8

ARCHITECTURAL CONTROL

...

8.5 Architectural & Site Design Standards & Criteria. The following architectural and site standards and criteria are imposed upon and shall apply to The Cottages at Indian Summer.

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(a) **Permitted Structures.** No structures of any kind shall be erected, altered, placed, or permitted to remain on any of the platted Lots, within the property, other than a main residence, a guest cottage, a garage, and a one-level pool house. Only one (1) of the structures can exceed a footprint of 500 square feet. In accordance with all applicable State and County building codes, all structures constructed on a Lot shall be constructed of Insulated Concrete Form or standard framing. Modular Homes are permitted to be constructed as the main residence provided the Modular Home: 1) is constructed with an open deck or porch that has a depth of no less than six (6) feet and encompasses not less than fifty percent (50%) of the front or back side of the structure; 2) complies with all other development and design requirements provided in this Declaration or by Board adopted Rule; and 3) meets or exceeds all hurricane building standards. Manufactured Homes and Mobile Homes are prohibited.

...

(t) Height. No residence or other structure shall exceed fifty (50) feet in height, as measured from the surface of the parking pad to the highest point of the roof.