

Prepared by and return to:
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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.

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

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(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.

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ARTICLE 8

ARCHITECTURAL CONTROL

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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.

(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.