

AMENDMENT

DECLARATION OF RESTRICTIONS, LIMITATIONS, CONDITIONS AND AGREEMENTS

**FLAMINGO CAY SUBDIVISION, FIRST UNIT, AND
FLAMINGO CAY SUBDIVISION, SECOND UNIT**

[Additions are indicated by underline]

**ARTICLE III
PERMITTED AND PROHIBITED USES**

3.01 Restrictive Covenants. The Lots shall be subject to the following protective restrictions, limitations, conditions and agreements:

(t) Rentals. Lots may be rented only in their entirety: no fraction or portion may be rented. No home shall be leased, licensed, or timeshared (to include fractional ownership) for any type of consideration for a period of less than thirty (30) days per renter or occupant, with an exception for lots already providing short term rentals of not less than seven (7) days at a time. Such exception will be contingent on lot owners having registered their properties and having provided a copy of their Manatee County Tourist Tax Registration and a recent rental contract showing daily rentals dated between June 30th, 2021 and October 15th, 2021 to the Association Board of Directors. Such exceptions shall comply with a not less than seven (7) day rental restriction and exception status will expire upon sale or other conveyance of the lot. Donated or auctioned stays at homes in which the owner receives no monetary compensation are required to meet the minimum length of stay requirements, but this does not apply to any stays by the owner or owner's family members. No home shall be rented, leased, licensed or loaned for any type of consideration within twelve (12) months of taking title to a home. Occupancy is limited to three (3) people per bedroom. No short term vacation rental signs are allowed. All leases shall include, or be deemed to include, a statement that all tenants and occupants shall comply with all rules and restrictions of the Association, including, but not limited to, the restrictive covenants of this Section 3.01.

Prepared by and return to:
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CERTIFICATE OF AMENDMENT

**DECLARATION OF RESTRICTIONS,
LIMITATIONS, CONDITIONS AND AGREEMENTS**

**FLAMINGO CAY SUBDIVISION, FIRST UNIT, AND
FLAMINGO CAY SUBDIVISION, SECOND UNIT**

We hereby certify that the attached amendment to the Declaration of Restrictions, Limitations, Conditions, and Agreements of Flamingo Cay Subdivision, First Unit, and Flamingo Cay Subdivision, Second Unit (which Declaration is originally recorded for Flamingo Cay Subdivision, First Unit, at Official Records Book 116, Page 105 et seq. of the Public Records of Manatee County, Florida, and for Flamingo Cay Subdivision, Second Unit at Official Records Book 263, Page 33 et seq.) was approved by written consent by not less than a majority of all Lot Owners, which is sufficient for adoption under Section 5.01 of the Declaration.

DATED this 18th day of January, 2022.

Witnesses:

sign: Karla Kruglik

print: Karla Kruglik

sign: Mia Rojas

print: Mia Rojas

sign: Karla Kruglik

print: Karla Kruglik

sign: Mia Rojas

print: Mia Rojas

FLAMINGO CAY ASSOCIATION, INC.

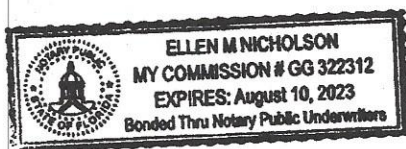
By: Greg Callanan
Greg Callanan, President

Attest: Sherri Kaiman
Sherri Kaiman, Secretary

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 18th day of January, 2022,
by Greg Callanan as President of Flamingo Cay Association, Inc., a Florida not for profit
corporation, on behalf of the corporation. He is personally known to me or has produced
Driver's License as identification.

NOTARY PUBLIC



sign Ellen M. Nicholson
print Ellen M. Nicholson
State of Florida at Large (Seal)

My Commission expires: 8-10-2023

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 18th day of January, 2022,
by Sherri Kaiman as Secretary of Flamingo Cay 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 Ellen M. Nicholson
print Ellen M. Nicholson
State of Florida at Large (Seal)

My Commission expires: 8-10-2023

