

AMENDMENT TO DECLARATION OF RESTRICTIONS

283251

FORLOTS IN THE LANDINGS - UNIT ONE

O. R. 1588 PG 1497

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, heretofore recorded a document entitled "Declaration of Restrictions for Lots in The Landings - Unit One," together with exhibits thereto, in Official Records Book 1372, page 1269, Public Records of Sarasota County, Florida; and

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, as the holder of all rights of Developer under said Declaration, desires to amend said Declaration; and

WHEREAS, said Declaration reserves unto Developer the right to amend said Declaration, provided all such amendments reasonably conform to the general purposes of the covenants and restrictions set forth therein; and

WHEREAS, The Landings Development Company wishes to further insure the proper improvement and appropriate usage of the lots contained in this subdivision for the benefit and protection of the subdivision, Developer, and the purchasers of lots in the subdivision,

NOW, THEREFORE, pursuant to the rights of Developer reserved in Article XII, Paragraph 4, of said Declaration, THE LANDINGS DEVELOPMENT COMPANY hereby amends Article III, Paragraphs 2, 3 and 5; and Article IV, Paragraphs 5, 9 and 20, of said Declaration to read as follows:

ARTICLE IIIARCHITECTURAL CONTROL

2. "Preliminary Drawings. In order to facilitate the preparation and ultimate approval of construction and landscaping plans, a lot owner must submit preliminary drawings and specifications to Developer prior to the preparation and submission of the final working drawings and specifications, and Developer agrees to review and indicate its approval, disapproval or recommendation on the matters reflected thereon."

3. "Submission of Plans. Two complete sets of all plans and specifications for any improvement or structure proposed for any lot in this subdivision must be submitted to and approved by Developer prior to the commencement of construction or placement of such improvement. A landscaping plan must include: (a) a landscaping scheme; (b) a listing of the plant stock included in the scheme; and (c) the size of such stock at the time of

✓ *Return:*  
Prepared By: Paul D. Beidlich  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard, P.O. Box 3259  
Sarasota, Florida 33578

planting. A minimum of four shade trees must be included in the landscaping plan. A site plan shall include a designation of the location, diameter and species of all existing trees and a designation of all trees to be removed. In addition, Developer requires submission of plans for the grading of any lot and plans reflecting the proposed elevation of the floor slab of any structure to be built on such lot. Any increase in the elevation of the existing grade of a lot shall be accomplished by the lot owner so as to not increase the surface water runoff from such lot onto neighboring properties. Whenever required by Developer, the owner of such lot shall also furnish a drainage plan for his lot. Developer may also require submission of samples of building materials proposed for use on any lot and may require such additional information as reasonably may be necessary for Developer to completely evaluate the proposed structure or improvement."

5. "Approval Fees. A fee of \$100.00 shall be paid to Developer for reviewing final plans and specifications submitted to it for approval. The Developer may provide for additional fees for the review of any resubmitted plans and specifications. All such fees shall be payable to Developer, in cash, at the time that the final plans and specifications are submitted or resubmitted to Developer."

ARTICLE IV

BUILDING AND USE RESTRICTIONS

5. "Setback Line. No dwelling, building or other structure (which shall be deemed to include a porch, veranda, garage, pool cage, lanai, screen enclosure, and the like) shall be erected or placed upon any part of a lot such that any portion of said dwelling, building or structure (including eaves or overhangs) encroaches on any easement denoted on the plat of this subdivision or on any easement reserved unto or granted by Developer under the provisions of this Declaration or the aforesaid Declaration of Maintenance Covenants and Restrictions for

O.R. 1588 PG 1499

The Landings or such that any portion is closer than 30 feet to any portion of the front lot line (street line), within 10 feet from any side lot line, or within 20 feet from the rear lot line, or within 20 feet of the top of the bank of any lake, pond, or other body of water. No building shall be erected on a corner lot so that the setback from the street on which the building faces is less than 30 feet or so that the setback from the side street is less than 20 feet. Notwithstanding any of the above, terraces, patios, low platforms or steps, decks, swimming pools and similar low, open, unroofed and unscreened construction may be erected within the setback areas, provided that such construction: (1) does not encroach on any of the aforesaid easements, (2) in the opinion of Developer, does not interfere with the exposure or view or reasonable privacy of adjoining or facing properties, and (3) is otherwise approved by Developer."

9. "Screening of Air Conditioner Compressors, Garbage Containers, Clothes Drying Area, Pool Equipment Area, and Other Such Equipment Areas. All garbage or trash containers must be located underground or placed within totally enclosed or screened areas. No portion of any lot shall be used as a drying or hanging area for laundry of any kind unless the area is shielded from public view by walls or fences. Such walls or fences must be attached to or adjoin the dwelling house and must not exceed 6 feet in height. No window or wall air conditioning units shall be permitted on any lot without the written approval of Developer. Air compressors and fans located outside a building shall be similarly screened from view and buffered by walls or shrubbery so as to reduce the noise level resulting from operation thereof. Pool equipment and other such mechanical equipment shall be screened or fenced from view in a similar manner."

20. "Signs. No sign of any kind shall be displayed to public view on any lot except as follows:

O.R. 1500 PG 1500

(a) Individual, ornamental house name or number plates may be displayed.

(b) One temporary sign not exceeding 24" x 24" utilized in connection with the sale of a lot may be displayed on such lot. The color, format, nature, content, and location of such sign shall be subject to the written approval of Developer.

(c) During the course of construction on a lot, a construction sign not more than 24" x 24" in size identifying the builder may be displayed on the lot. The color, format, nature, content, and location of such sign shall be subject to the written approval of Developer. Such sign shall be promptly removed upon the issuance of a certificate of occupancy.

(d) Other signs may be displayed if such signs are approved by Developer as to size, design, location and content."

IN WITNESS WHEREOF, THE LANDINGS DEVELOPMENT COMPANY has caused this instrument to be signed in its name this 17 day of May 1983.

FILED AND RECORDED  
IN THE PUBLIC RECORDS  
OF SARASOTA COUNTY, FLORIDA  
MAY 25 11 40 AM '83  
283281

Signed, sealed and delivered in the presence of:

Jacques P. Culp  
Dana D. [unclear]

THE LANDINGS DEVELOPMENT COMPANY

By: Ronald K. Drews  
Ronald K. Drews,  
President

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 17 day of May 1983 by RONALD K. DREWS as President of THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, on behalf of the corporation.

Jacques P. Culp  
Notary Public

My Commission Expires:

3/28/87

O.R. 1757 PG 0069

units shall be permitted on any lot without the written approval of Developer. Air compressors and fans located outside a building shall be similarly screened from view and buffered by walls so as to reduce the noise level resulting from operation thereof. Pool equipment and other such mechanical equipment shall be screened or fenced from view in a similar manner.

10. Driveway Construction. All dwellings shall have a paved driveway of stable and permanent construction of at least sixteen (16) feet in width at the entrance to the garage. All driveways must be constructed with concrete with wood or brick divider strips, river gravel, bommanite or brick pavers. Where swales are required to be distributed for driveway entrances, such swales shall be restored to their original grade and condition by the lot owner in a neat and orderly fashion acceptable to Developer. Unless otherwise approved by Developer, a culvert shall be installed for each driveway which is placed across an existing swale. No portion of a driveway shall be located within five (5) feet of the side line of any lot.

IN WITNESS WHEREOF, THE LANDINGS DEVELOPMENT COMPANY has caused this instrument to be signed in its name this 25th day of February, 1985.

Signed, sealed and delivered in the presence of:

Carolyn Steator  
Laurel Davis

THE LANDINGS DEVELOPMENT COMPANY

By: Ronald K. Drews  
Ronald K. Drews,  
President

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 25th day of February, 1985 by RONALD K. DREWS, as President of THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, on behalf of the corporation.

Laurel Davis  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires 1-24-88

471J93

FILED AND RECORDED  
R.H. HACKETT JR., CLERK  
SARASOTA CO. FLA.

MAR 1 2 55 PM '85

SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS

FOR

LOTS IN THE LANDINGS - UNIT ONE

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, heretofore recorded a document entitled "Declaration of Restrictions for Lots in The Landings - Unit One," together with exhibits thereto, in Official Records Book 1372, page 1269, Public Records of Sarasota County, Florida; and

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, as the holder of all rights of Developer under said Declaration, desires to amend said Declaration; and

WHEREAS, said Declaration reserves unto Developer the right to amend said Declaration, provided all such amendments reasonably conform to the general purposes of the covenants and restrictions set forth therein; and

WHEREAS, The Landings Development Company wishes to further insure the proper improvement and appropriate usage of the lots contained in this subdivision for the benefit and protection of the subdivision, Developer, and the purchasers of lots in the subdivision,

NOW, THEREFORE, pursuant to the rights of Developer reserved in Article XII, Paragraph 4, of said Declaration, THE LANDINGS DEVELOPMENT COMPANY hereby amends Article III, Paragraph 5; and Article IV, Paragraphs 9 and 10, of said Declaration to read as follows:

ARTICLE III

5. Approval Fees. A fee of \$200.00 shall be paid to Developer for reviewing final plans and specifications submitted to it for approval. The Developer may provide for additional fees for the review of any resubmitted plans and specifications. All such fees shall be payable to Developer, in cash, at the time that the final plans and specifications are submitted or resubmitted to Developer.

ARTICLE IV

9. Screening of Air Conditioner Compressors, Garbage Containers, Clothes Drying Area, Pool Equipment Area, and Other Such Equipment Areas. All garbage or trash containers must be located underground or placed within totally enclosed or screened areas. No portion of any lot shall be used as a drying or hanging area for laundry of any kind unless the area is shielded from public view by walls or fences. Such walls or fences must be attached to or adjoin the dwelling house and must not exceed 6 feet in height. No window or wall air conditioning

100  
O.R. 1757 PG 0068

Prepared By: Jaime L. Wallace  
Williams, Parker, Harrison, Opletz & Getzen  
1550 Ringling Boulevard, P.O. Box 3258  
Sarasota, Florida 33578

O.R. 1757 PG 0069

units shall be permitted on any lot without the written approval of Developer. Air compressors and fans located outside a building shall be similarly screened from view and buffered by walls so as to reduce the noise level resulting from operation thereof. Pool equipment and other such mechanical equipment shall be screened or fenced from view in a similar manner.

10. Driveway Construction. All dwellings shall have a paved driveway of stable and permanent construction of at least sixteen (16) feet in width at the entrance to the garage. All driveways must be constructed with concrete with wood or brick divider strips, river gravel, bommanite or brick pavers. Where swales are required to be distributed for driveway entrances, such swales shall be restored to their original grade and condition by the lot owner in a neat and orderly fashion acceptable to Developer. Unless otherwise approved by Developer, a culvert shall be installed for each driveway which is placed across an existing swale. No portion of a driveway shall be located within five (5) feet of the side line of any lot.

IN WITNESS WHEREOF, THE LANDINGS DEVELOPMENT COMPANY has caused this instrument to be signed in its name this 25th day of February, 1985.

Signed, sealed and delivered in the presence of:

Carolyn Jester  
Laurel Davis

THE LANDINGS DEVELOPMENT COMPANY

By: Ronald K. Drews  
Ronald K. Drews,  
President

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 25th day of February, 1985 by RONALD K. DREWS, as President of THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, on behalf of the corporation.

Laurel Davis  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires 1-24-88

471393

FILED AND RECORDED  
R.H. HACKNEY, JR., CLERK  
SARASOTA CO., FLA.

MAR 1 2 55 PM '85

SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS

FOR

LOTS IN THE LANDINGS - UNIT ONE

O.R. 1757 PG 0068

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, heretofore recorded a document entitled "Declaration of Restrictions for Lots in The Landings - Unit One," together with exhibits thereto, in Official Records Book 1372, page 1269, Public Records of Sarasota County, Florida; and

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, as the holder of all rights of Developer under said Declaration, desires to amend said Declaration; and

WHEREAS, said Declaration reserves unto Developer the right to amend said Declaration, provided all such amendments reasonably conform to the general purposes of the covenants and restrictions set forth therein; and

WHEREAS, The Landings Development Company wishes to further insure the proper improvement and appropriate usage of the lots contained in this subdivision for the benefit and protection of the subdivision, Developer, and the purchasers of lots in the subdivision,

NOW, THEREFORE, pursuant to the rights of Developer reserved in Article XII, Paragraph 4, of said Declaration, THE LANDINGS DEVELOPMENT COMPANY hereby amends Article III, Paragraph 5; and Article IV, Paragraphs 9 and 10, of said Declaration to read as follows:

ARTICLE III

5. Approval Fees. A fee of \$200.00 shall be paid to Developer for reviewing final plans and specifications submitted to it for approval. The Developer may provide for additional fees for the review of any resubmitted plans and specifications. All such fees shall be payable to Developer, in cash, at the time that the final plans and specifications are submitted or resubmitted to Developer.

ARTICLE IV

9. Screening of Air Conditioner Compressors, Garbage Containers, Clothes Drying Area, Pool Equipment Area, and Other Such Equipment Areas. All garbage or trash containers must be located underground or placed within totally enclosed or screened areas. No portion of any lot shall be used as a drying or hanging area for laundry of any kind unless the area is shielded from public view by walls or fences. Such walls or fences must be attached to or adjoin the dwelling house and must not exceed 6 feet in height. No window or wall air conditioning

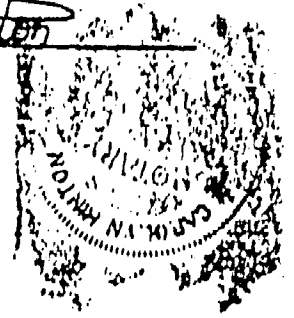
Prepared By: Jaime L. Wallace  
Williams, Parker, Harrison, Ditz & Getzen  
1550 Ringling Boulevard, P.O. Box 3258  
Sarasota, Florida 33578

O.B. 1777 PG 1905

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowl-  
edged before me this 1<sup>st</sup> day of May, 1985 by  
RONALD K. DREWE, as President of THE LANDINGS DEVELOPMENT  
COMPANY, A Florida corporation, on behalf of the corporation.

*Carolyn Hinton*  
Notary Public



My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 14, 1988

MAY 18 10 27 AM '85  
FILED AND RECORDED  
R.H. HICKS  
SARASOTA, FLORIDA

O.R. 1777 PG 1904

fences must be attached to or adjoin the dwelling house and must not exceed 6 feet in height. No window or wall air conditioning units shall be permitted on any lot without the written approval of Developer. Air compressors and fans located outside a building shall be similarly screened from view and buffered by walls or fences so as to reduce the noise level resulting from operation thereof. Pool equipment and other such mechanical equipment shall be screened or fenced from view in a similar manner.

10. Driveway Construction. All dwellings shall have a paved driveway of stable and permanent construction of at least sixteen (16) feet in width at the entrance to the garage. All driveways must be constructed with river gravel, bommanite, brick pavers, or concrete with wood or brick divider strips unless prior approval for other materials is obtained from Developer. Where swales are required to be disturbed for driveway entrances, such swales shall be restored to their original grade and condition by the lot owner in a neat and orderly fashion acceptable to Developer. Unless otherwise approved by Developer, a culvert shall be installed for each driveway which is placed across an existing swale. No portion of a driveway shall be located within five (5) feet of the side line of any lot.

IN WITNESS WHEREOF, THE LANDINGS DEVELOPMENT COMPANY has caused this instrument to be signed in its name this 1<sup>st</sup> day of May, 1985.

Signed, sealed and delivered  
in the presence of:

Carolyn Hester  
Samuel Davis

THE LANDINGS DEVELOPMENT COMPANY  
BY Ronald K. Drews  
As its Resident

13.02

495488

THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS

FOR

LOTS IN THE LANDINGS - UNIT ONE

O.R. 1777 PG 1903

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, heretofore recorded a document entitled "Declaration of Restrictions for Lots in The Landings - Unit One," together with exhibits thereto, in Official Records Book 1372, page 1269, Public Records of Sarasota County, Florida; and

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, as the holder of all rights of Developer under said Declaration, desires to amend said Declaration; and

WHEREAS, said Declaration reserves unto Developer the right to amend said Declaration, provided all such amendments reasonably conform to the general purposes of the covenants and restrictions set forth therein; and

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY has previously amended said Declaration by an Amendment to Declaration of Restrictions for Lots in The Landings - Unit One recorded in Official Records Book 1588, page 1497, Public Records of Sarasota County, Florida and a Second Amendment to Declaration of Restrictions for Lots in The Landings - Unit One recorded in Official Records Book 1757, page 0068, Public Records of Sarasota County, Florida, and

WHEREAS, said Second Amendment contained certain scrivener's errors which Developer hereby intends to correct,

NOW, THEREFORE, pursuant to the rights of Developer reserved in Article XII, Paragraph 4, of said Declaration, THE LANDINGS DEVELOPMENT COMPANY hereby amends Article III, Paragraph 5; and Article IV, Paragraphs 9 and 10, of said Declaration to read as follows:

ARTICLE III

5. Approval Fees. A fee of \$200.00 shall be paid to Developer for reviewing final plans and specifications submitted to it for approval. Developer may provide for additional fees for the review of any resubmitted plans and specifications. All such fees shall be payable to Developer, in cash, at the time that the final plans and specifications are submitted or resubmitted to Developer.

ARTICLE IV

9. Screening of Air Conditioner Compressors, Garbage Containers, Clothes Drying Area, Pool Equipment Area, and Other Such Equipment Areas. All garbage or trash containers must be located underground or placed within totally enclosed or screened areas. No portion of any lot shall be used as a drying or hanging area for laundry of any kind unless the area is shielded from public view by walls or fences. Such walls or

Return to:

Prepared by James L. Williams  
Williams, Parker, Moore & Associates  
1550 Ringling Boulevard, Suite 100  
Sarasota, Florida 34232

O.R. 1868 PG 1473

212, inclusive, and Lots 221 - 229, inclusive, and shall mean the plat of The Landings - Unit Two as to Lots 213 - 220, inclusive. Except to the extent otherwise provided herein for Lots 61 - 69, inclusive, of The Landings - Unit One, all lots in The Landings - Unit One and The Landings - Unit Two shall be subject to the same conditions and obligations, and shall be entitled to the same rights and privileges, set forth in this Declaration.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name this 30 day of JUNE 1986.

WITNESSES:

Jean K. von Blon  
Margie M. Dwyer

THE LANDINGS DEVELOPMENT COMPANY

By: Ronald K. Drews  
Ronald K. Drews, President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of JUNE 1986 by RONALD K. DREWS, as President of THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation, on behalf of the corporation.

My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires April 20, 1990

Jean K. von Blon  
Notary Public

JUN 7 11 57 AM '86  
FILED AND RECORDED  
R.H. HACKNEY JR. CLERK  
SARASOTA CO. FLA.

JMH/sm

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FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS

634017

FOR

LOTS IN THE LANDINGS - UNIT ONE

WHEREAS, THE LANDINGS DEVELOPMENT COMPANY, a Florida corporation ("Developer"), heretofore recorded a document entitled "Declaration of Restrictions for Lots in The Landings - Unit One" (the "Declaration"), together with exhibits thereto, in Official Records Book 1372, page 1269, Public Records of Sarasota County, Florida; and

WHEREAS, Developer and Heinz E. Baumann and Araceli Baumann, husband and wife, as the owners of Lots 213 through 220 of The Landings - Unit One, as per plat thereof recorded in Plat Book 27, page 12, Public Records of Sarasota County, Florida, have subdivided such property into a subdivision known as The Landings - Unit Two, as per plat thereof recorded in Plat Book 31, page 14, Public Records of Sarasota County, Florida; and

WHEREAS, The Landings - Unit Two subdivision consists of Lots 213 through 220 and Tracts "A" and "B"; and

WHEREAS, the Declaration reserves unto Developer the right to amend the Declaration, provided all such amendments reasonably conform to the general purposes of the covenants and restrictions set forth therein; and

WHEREAS, Developer desires to amend the Declaration to make reference to The Landings - Unit Two replat of Lots 213 through 220 of The Landings - Unit One and to cause the provisions of the Declaration to apply with equal force and effect to lots in The Landings - Unit One and The Landings - Unit Two;

NOW, THEREFORE, pursuant to the rights of Developer reserved in Article XII, Paragraph 4, of the Declaration, Developer hereby amends Article I of the Declaration to read as follows:

ARTICLE I

The real property which shall henceforth be held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Sarasota County, Florida, and is legally described as follows:

Lots 1 - 212, inclusive, and Lots 221 - 229, inclusive, The Landings - Unit One, as per plat thereof recorded in Plat Book 27, pages 12 - 12F, Public Records of Sarasota County, Florida.

Lots 213 - 220, inclusive, The Landings - Unit Two, as per plat thereof recorded in Plat Book 31, pages 14 - 14B, Public Records of Sarasota County, Florida.

As used herein, "this subdivision" or "the subdivision" shall mean all of the above-described property, except to the extent the context requires the meaning to be limited to The Landings - Unit One or The Landings - Unit Two. As used herein, "plat" shall mean the plat of The Landings - Unit One as to Lots 1 -

✓ Prepared By: J. Michael Hartenstine  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard, P.O. Box 3258  
Sarasota, Florida 33578

O.R. 1868 PG 1472