

Prepared by:

RE
Robert C. Chilton, Esq.
Sharit, Bunn & Chilton, P.A.
P.O. Box 9498
Winter Haven, FL 33883
(863) 293-5000

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION, BY-LAWS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CARLSBERG ESTATES ON LAKE SUZANNE HOMEOWNERS ASSOCIATION, INC. (F/K/A CHALET ESTATES ON LAKE SUZANNE)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, as President of Carlsberg Estates on Lake Suzanne Homeowners Association, Inc., a Florida corporation not-for-profit and homeowners' association, hereby certifies the below-listed amendments to the Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions and Restrictions of Carlsberg Estates on Lake Suzanne Homeowners Association, Inc. (f/k/a Chalet Estates on Lake Suzanne).

WHEREAS, the Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions and Restrictions were originally recorded on January 11, 2000 in O.R. Book 4384, Page 2140, et seq. of the public records of Polk County, Florida;

WHEREAS, from time to time, the Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions and Restrictions have been amended;

WHEREAS, all of the real property described in the Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions and Restrictions, as amended, shall be bound by these amendments;

WHEREAS, all other terms, conditions, provisions, covenants, easements, and restrictions stated in the Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions and Restrictions, as amended, shall remain in full force and effect; and

WHEREAS, the amendments contained herein were approved by the members of Carlsberg Estates on Lake Suzanne Homeowners Association, Inc. as required by the Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions and Restrictions, as amended, at a duly noticed meeting at which a quorum was present;

NOW THEREFORE, the undersigned hereby certifies that the following amendments (additions are underlined and deletions are ~~stricken~~) where considered, approved and adopted by the members of Carlsberg Estates on Lake Suzanne Homeowners Association, Inc.:

I. The first sentence of Article VII of the Articles of Incorporation is amended to read:

The Affairs of this Association shall be managed by a Board of at least ~~three (3)~~ five (5), directors who ~~need not~~ must be Members.

II. The first sentence of Article IV of the By-Laws is amended to read:

The Affairs of this Association shall be managed under the direction of at least five ~~(3)~~, (5) directors who must be Members of the Association.

III. Article V § 1 of the By-Laws is amended to read:

Nomination for election to the Board shall be made by a the nomination/election committee. Nominations may also be made from the floor at the annual meeting. The ~~nominating~~ nomination/election committee shall consist of a chairman, who shall be a member of the Board, and two or more Members of the Association. The ~~nominating~~ nomination/election committee shall be appointed by the Board prior to each annual meeting, and such appointment shall be announced at each annual meeting. ~~The nominating committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.~~

IV. The second sentence of Article VI § 2 of the By-Laws is amended to read:

Notice of regular meetings shall be given to each director, personally, or by mail, telephone or ~~telegraph~~ by electronic transmission and be transmitted at least three days prior to the meeting.

V. The second sentence of Article VI § 3 of the By-Laws is amended to read:

Notice of the meeting shall be given to each director, personally, or by mail, telephone or ~~telegraph~~ by electronic transmission, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three days prior to the meeting except in cases of an emergency.

VI. Article VIII § 9 of the By-Laws is amended to read:

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit audit/review of the Association books, as required by Chapter 720, Florida Statutes, as amended from time to time, to be made by a public

accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

VII. The first sentence of Article V § 2(b) of the Declaration is amended to read:

The Association shall be governed by a Board of Directors consisting of at least ~~three (3)~~ five (5) members, who ~~need not~~ must be Members of the Association.

VIII. Article XII § 17 of the Declaration is amended to read:

No Lot or parcel shall be increased in size by filling-in the waters on which it abuts. The elevation or the Lot shall not be changed so as to materially affect the surface grade of the surrounding Lots, or obstruct the drainage in any manner. ~~This provision shall not apply to the Developer, its successors, or assigns.~~

IX. Article XII § 22 of the Declaration is amended to read:

No residence shall be constructed on the Property unless it contains at least 1,100 square feet of air conditioned living area unless otherwise approved by the ARC. Only single level dwellings are permitted.

X. Article XII § 24 of the Declaration is amended to read:

All telephone, electric, and other utility lines and connections between the main utility lines and the residence located on each Lot shall be concealed and located underground so as not to be visible. Electric service is to be provided by Florida Power Corporation through underground primary service lines running to transformers. ~~The Developer shall have no responsibility or liability for the maintenance, operation, safety, repair or replacement of any electrical system serving any improvements on any Lots.~~

XI. Article XII § 32 of the Declaration is amended to read:

The use of all lakes and water bodies existing or created in the Subdivision will be in accordance with rules and regulations adopted from time to time by the Association. There will be no construction of any dock or other facility in any lake or water body without written approval of the Board of Directors. ~~ARC procured in accordance with standards and requirements set by the ARC from time to time, of Board of Directors~~

requirements set by BOD. No motorboats shall be allowed on any of the retention ponds without the consent of the Association.

ALL OTHER TERMS, PROVISIONS, CONDITIONS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF THE SUBJECT ARTICLES OF INCORPORATION, BYLAWS AND DECLARATION SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, Ron Reisinger, as President of Carlsberg Estates on Lake Suzanne Homeowners Association, Inc. has caused this instrument to be executed this 3rd day of ~~April~~ ^{MAY}, 2013.

Signed, Sealed and Delivered in the Presence of:

Susan L. Saunders
SUSAN L. SAUNDERS

Carlsberg Estates on Lake Suzanne Homeowners Association, Inc.

Ron Reisinger
Ron Reisinger, President

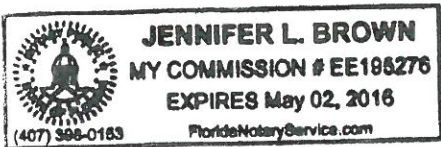
Print/Type Name of Witness

Cynthia A. McIlwain
Cynthia A McIlwain

Print/Type Name of Witness

STATE OF FLORIDA
COUNTY OF POLK

3rd The foregoing instrument was signed before me, the undersigned authority, this day of ~~April~~ ^{May}, 2013, by Ron Reisinger, who produced his driver's license as identification.



Jennifer L. Brown
Notary Public - State of Florida