



Inst. # 2992426
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Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$27.00

**CERTIFICATE OF AMENDMENT
TO THE
AMENDED DECLARATION OF PROTECTIVE
COVENANTS COVERING ALL OF SUGAR HILL SUBDIVISION**

The Amended Declaration of Protective Covenants was recorded in the Public Records of Martin County, Florida at Official Records Book 470, Page 1691 et. seq., amended at Official Records Book 695, Page 581 et. seq.; Official Records Book 279, Page 1300 et. seq.; and Official Records Book 3169, Page 1461 et. seq. The Revitalization was recorded at Official Records Book 2560, Page 1623 et. seq. The same Amended Declaration of Protective Covenants was amended as approved by the members at the special membership meeting held on January 20, 2022.

1. Article 4, Sections (b), (o), and (p) are amended to read as follows:

Article 4

USE RESTRICTION

(b) Prior to beginning the construction of a residence, garage, fence, or other structure, the owner shall submit detailed plans and specifications of the proposed building or structure to the Architectural Control Committee or Board of Directors of the Association, for written approval, and no work shall be permitted on the building until such written approval is received and building permit obtained from Martin County. The approval of all structures by the Association will be based on the requirements of these restrictions and on appearance. All homes shall be of rustic architecture and décor, with wood shake or wood shingle roof, or simulated wood shake roof, or a board of directors approved **standing seam** metal roof. The Board of Directors is not required to appoint an Architectural Control Committee.

(o) Entire homes and lots may be rented/leased but only in accordance with the following restrictions:

- i. No short-term, transient rentals/leases are allowed. The minimum duration of the rental/lease must be at least four (4) consecutive months.
- ii. No home and lot shall be rented/leased more than three (3) times per calendar year.
- iii. The owner and tenant must jointly sign a document agreeing to the above restrictions. The document must be provided to the Board of Directors before the rental/lease starts.

(p) The invalidation of any one or more of these restrictions by a judgment or court order shall in no way affect any of the other restrictions herein, which other restrictions shall remain in full force and effect.

(The remainder of Article 4 remains unchanged.)

2. The foregoing amendments to the Amended Declaration of Protective Covenants Covering all of Sugar Hill Subdivision was adopted by the membership by a vote sufficient for approval at the special membership meeting January 20, 2022.

3. The adoption of these amendments appears upon the minutes of said meeting and is unrevoked.

4. All provisions of the Amended Declaration of Protective Covenants Covering all of Sugar Hill Subdivision are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary, and Vice-President and its corporate seal affixed this 28 day of November 2022.

WITNESSES AS TO PRESIDENT:

SUGAR HILL PROPERTY OWNERS ASSOCIATION, INC.

[Signature]
JOHN DOTY
Printed Name: JOHN DOTY

By: [Signature]
John Doty, President and Secretary

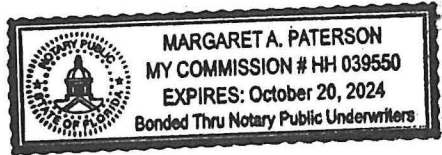
[Signature]
Printed Name: MARGARET A. PATERSON

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of November 2022, by John Doty, as President of Sugar Hill Property Owners Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____].

Notarial Seal

[Signature]
Notary Public



WITNESSES AS TO SECRETARY:

SUGAR HILL PROPERTY OWNERS ASSOCIATION, INC.

[Signature]
Printed Name: ANN VEDRANI

By: *[Signature]*
Dan Smith, Vice-President

[Signature]
Printed Name: MARGARET A. PATERSON

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of November 2022, by Dan Smith, as Vice-President of Sugar Hill Property Owners Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____].

[Signature]
Notary Public

Notarial Seal

