

Prepared by and Return to:  
Richard A. Schlosser, Esq.  
Brickleyer Smolker & Bolves, P.A.  
500 East Kennedy Blvd., Suite 200  
Tampa, Florida 33602  
File 14455



**THIRD AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
THE TOWNS AT LAKESIDE AND CERTIFICATE OF AMENDMENT TO BY-LAWS**

This Third Amendment to Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside and Certificate of Amendment to By-laws is made as of this 2<sup>nd</sup> day of June, 2009, by STANDARD PACIFIC OF SOUTHWEST FLORIDA, f/k/a WESTFIELD HOMES OF SOUTHWEST FLORIDA, a Florida general partnership, whose address is 5100 W. Lemon Street, Suite 312, Tampa, Florida 33609 (hereafter referred to as "Declarant"), joined in by THE TOWNS AT LAKESIDE ASSOCIATION, INC., whose address is 5100 W. Lemon Street, Suite 312, Tampa, Florida 33609 (hereafter referred to as "Association").

**WITNESSETH:**

**WHEREAS**, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside dated September 28, 2004, recorded October 8, 2004 as Instrument No. 2004194831 and as amended by the First Amendment To Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside dated September 6, 2005, recorded September 7, 2005 as Instrument No. 2005200618, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside dated January 12, 2009, recorded May 19, 2009 as Instrument No. 2009059849, all of which were recorded on the public records of Sarasota County, Florida (collectively the "Declaration"), which Declaration affects certain real property more particularly described on Exhibit "A" attached to the Declaration known as The Towns at Lakeside (the "Property"); capitalized terms used herein have the same meanings as defined in the Declaration; and

**WHEREAS**, the Board of Directors of the Association has amended the By-laws of the Association in accordance with the provisions thereof; and

**WHEREAS**, Declarant and Association desire to amend the Declaration as provided herein to give notice of the change in the By-laws which original By-laws were attached to the Declaration as Exhibit B;

**NOW THEREFORE**, Declarant, joined in by the Association, hereby amends the Declaration as follows:

**1. Recitals**. The recitals contained herein are acknowledged as being true and correct and are incorporated herein by reference.

2. **Amendments.** Exhibit B to the Declaration, being the By-laws of the Association is hereby amended in accordance with the "Certificate of First Amendment to the Bylaws of The Towns at Lakeside Association, Inc.", which Certificate is as attached hereto and incorporated herein by reference.

3. **Ratification.** Except as modified hereby, the Declaration remains unchanged and is hereby ratified and confirmed.

**IN WITNESS WHEREOF**, Declarant and Association have caused these presents to be duly executed, the day and year first above written.

STANDARD PACIFIC OF SOUTHWEST FLORIDA, f/k/a WESTFIELD HOMES OF SOUTHWEST FLORIDA, a Florida general partnership

By: STANDARD PACIFIC OF SOUTHWEST FLORIDA GP, INC., f/k/a WESTFIELD HOMES OF SOUTHWEST FLORIDA, INC., a Delaware corporation, its managing general partner

By: Deborah L Hudrlik  
Print Name: Deborah L Hudrlik

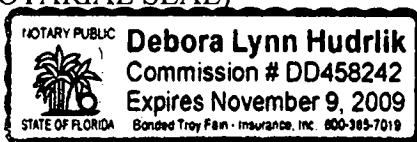
By: [Signature]  
Print Name: DANA SOLOMON

By: [Signature]  
Print Name: David Pelletz  
Its: Pres.

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of June 2009, by David Pelletz, as President of Standard Pacific of Southwest Florida GP, Inc., f/k/a Westfield Homes of Southwest Florida, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Southwest Florida, f/k/a Westfield Homes of Southwest Florida, a Florida general partnership, on behalf of the corporation and the partnership. He/she is  personally known to me or  produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



Debora Lynn Hudrlik  
NOTARY PUBLIC  
Print Name: Debora Lynn Hudrlik  
My commission expires: 11-09-09

THE TOWNS AT LAKESIDE ASSOCIATION,  
INC., a Florida not-for-profit corporation

By: Deborah L. Hudrlik  
Print Name: Deborah L. Hudrlik

By: [Signature]  
Print Name: BARRY KARPAY  
Its: PRESIDENT

By: [Signature]  
Print Name: DANA SOLOMON

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of June 2009, by Barry I. Karpay, as President of The Towns At Lakeside Association, Inc., a Florida not-for-profit corporation. He/she is  personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



Debora Lynn Hudrlik  
NOTARY PUBLIC  
Print Name: Debora Lynn Hudrlik  
My commission expires: 11-09-09

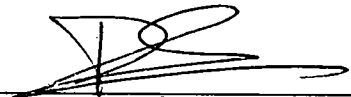
CERTIFICATE OF FIRST AMENDMENT  
TO THE BYLAWS OF THE TOWNS AT LAKESIDE ASSOCIATION, INC.


We hereby certify that the attached Amendments to the Bylaws of The Towns at Lakeside Association, Inc., as originally recorded in the Official Records of Sarasota County, Florida, as Official Records Instrument #2004194831, were duly approved as required by Article X of the Articles of Incorporation, at a meeting of the Board of Directors that was held on February 26, 2009, in a manner prescribed by the Articles of Incorporation of The Towns at Lakeside Association, Inc.

IN WITNESS WHEREOF, we have affixed our hands this 2<sup>nd</sup> day of June, 2009.

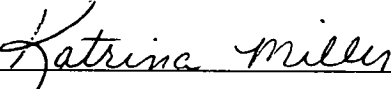
THE TOWNS AT LAKESIDE  
ASSOCIATION, INC.

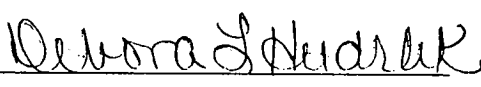
Witness as to both signatures

  
Print Name DANA Solomon

By:   
Barry I. Karpay, President

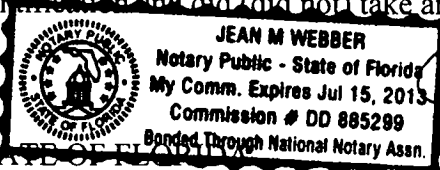
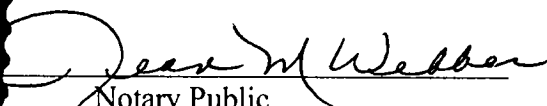
Witness as to both signatures

  
Print Name: Katrina Miller

Attest:  
By:   
Debora L. Hudrlik, Secretary

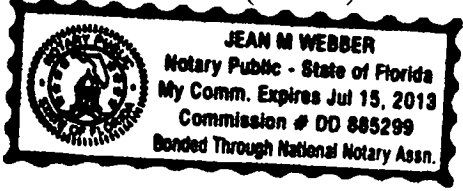
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH ss:

SWORN TO AND SUBSCRIBED before me this 2<sup>nd</sup> day of June, 2009, by Barry I. Karpay, President of The Towns at Lakeside Association, Inc. on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did (did not) take an oath.

  
  
Notary Public  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH ss:

SWORN TO AND SUBSCRIBED before me this 2<sup>nd</sup> day of June, 2009, by Debora L. Hudrlik, Secretary of The Towns at Lakeside Association, Inc. on behalf of the

corporation. He/She is personally known to me or has produced \_\_\_\_\_ as  
identification and did (did not) take an oath.



*Jean M Webber*  
Notary Public

ATTACHED HERETO IS THE ADOPTED AMENDMENT TO THE BYLAWS OF  
THE TOWNS AT LAKESIDE ASSOCIATION, INC.

Additions indicated by underlining. Deletions indicated by ~~striking through~~.

ADOPTED AMENDMENTS TO THE BYLAWS OF  
THE TOWNS AT LAKESIDE ASSOCIATION, INC.

Article III, Section 1 is hereby deleted in its entirety and replaced with the following:

Section 1. Annual Meetings. Following the date of recordation of this amendment, subsequent annual meetings of the Members shall be held in subsequent twelve (12) month periods from the date of the last annual or special turnover membership meeting on a date, time and place as determined by the Board of Directors. Members meetings will not be held on any day that is a legal holiday.

Article III, Section 4 is hereby deleted in its entirety and replaced with the following:

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of limited or general proxies entitled to cast, ten percent (10%) of the entire votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these by-laws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. Unless otherwise provided in these By-Laws, the Articles of Incorporation or Declaration, decision shall be made by a majority of the voting interest represented at a meeting at which a quorum is present.

Article V, Sections 3 and 4 are hereby deleted in their entirety and replaced with the following:

Section 3. Election. Election to the Board of Directors shall be by proxy or a written ballot that each Member personally casts. At such election, the Members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.