



Prepared By and Return To:  
Hill Law Firm, P.A.  
456 S. Tamiami Trail  
Osprey, FL 34229

**EIGHTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
THE HAMMOCKS – VILLAS, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT is executed this 26 day of June, 2017, by THE HAMMOCKS – VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter “Association”).

**RECITALS**

WHEREAS, the Association has been established for the operation of The Hammocks – Villas, in accordance with the Declaration of Condominium for The Hammocks – Villas, A Condominium recorded in Book 3073 Pages 1471, et seq., of the Public Records of Charlotte County, Florida, as amended from time to time (“Declaration”); and,

WHEREAS, amendments to Article XII “Use Restrictions” were submitted to the Members of the Association at a Meeting of the Members held on January 27, 2017, which Meeting was duly noticed in accordance with Article II of the Association’s Bylaws; and,

WHEREAS, not less than fifty-one percent (51%) of the units voted to approve the proposed amendment to Article XII of the Declaration;

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendment to Article XII of the Declaration as follows:

New language is indicated by underlined type. Deleted language is indicated by ~~strikethrough~~ type.

**Article XII of the Declaration is amended in the following manner:**

Section 12.8. Prohibited Vehicles. No commercial trucks or vans or other commercial vehicles shall be parked on Condominium Property except with the written consent of the Board of Directors of the Association. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes, but are family vehicles. It is not intended that such noncommercial, family vehicles be prohibited. A commercial vehicle is one with lettering or display on it or is used in a trade or business. No campers, recreation vehicles, boats or boat trailers may be parked on the Condominium Property. Motorcycles may be parked on the Condominium Property. Any vehicle not capable of being parked in the Unit Owner’s garage shall be prohibited. ~~Villa Unit Owners and renters must park their vehicles in their garage overnight. Guests may park~~

~~in the Unit's driveway.~~ Only one (1) vehicle may be parked in a Unit's driveway overnight and it must not block the sidewalk.

...

Section 12.14. Charcoal Broilers, etc. Charcoal broilers or small open flame burners, or gas grills are not permitted to be used on lanais or any of the Common Elements, Limited Common Elements or in Units.

(a) Electric grills are not permitted to be used on lanais or balconies; they shall only be used ten (10) or more feet away from any structure. Electric grills are only permitted to be stored in a garage after allowing sufficient time for the grill to have completely cooled. No electric grill shall be stored on a lanai or under any overhang, such as the breezeways.

All other sections remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 26 day of June, 2017.

Summer Staples  
Witness Signature

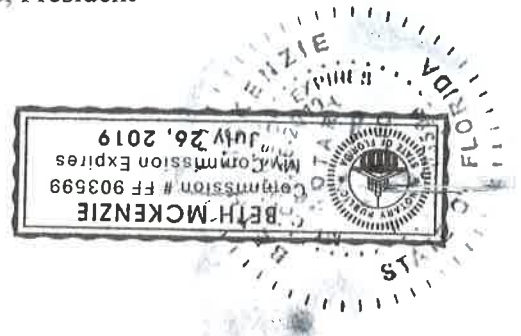
Summer Staples  
Printed Name

Beth McKenzie  
Witness Signature

Beth McKenzie  
Printed Name

THE HAMMOCKS – VILLAS  
CONDOMINIUM ASSOCIATION, INC.

By: Don Shaurette  
Don Shaurette, President



STATE OF FLORIDA  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June 2017, by Don Shaurette, as President of The Hammocks – Villas Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced drivers license as identification.

Beth McKenzie  
Notary Public, State of Florida

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12<sup>th</sup> day of June, 2017.

Patricia A Eaton  
Witness Signature

THE HAMMOCKS – VILLAS  
CONDOMINIUM ASSOCIATION, INC.

Patricia A Eaton  
Printed Name

By: Geri Steele  
Attest: Geri Steele, Secretary

[Signature]  
Witness Signature

MICHAEL L MULVILLIC  
Printed Name

STATE OF Pennsylvania  
COUNTY OF McKean

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June 2017, by Geri Steele, as Secretary of The Hammocks – Villas Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced Fl. D.L. as identification.

Patricia A Eaton  
Notary Public, State of Pennsylvania

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Patricia A. Eaton, Notary Public  
Keating Twp., McKean County  
My Commission Expires May 17, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

