

This Instrument Prepared by and after recording return to:

Mark F. Grant, Esq.  
Greenspoon Marder, P.A.  
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Naples, Florida 34103

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016044641 3 PG(S)  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



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**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBBLESTONE ON PALMER RANCH**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBBLESTONE ON PALMER RANCH ("Second Amendment") is made this 28 day of March, 2016, by **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation ("Declarant").

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Cobblestone on Palmer Ranch was recorded April 24, 2015, as Official Records Instrument #2015048987, of the Public Records of Sarasota County, Florida, as the same may be further amended and supplemented (the "Declaration"); and

**WHEREAS**, Declarant is desirous of amending the Declaration; and

**WHEREAS**, the Declaration provides in Article XIII, Section 8, that until the Turnover Date, all amendments or modifications shall only be made by Declarant without the requirement of the Association's consent or the consent of the Owners so long as such amendments or modifications do not materially impair the common plan of development of Cobblestone on Palmer Ranch; and

**WHEREAS**, the Turnover Date has not occurred as of the date of this Second Amendment; and

**WHEREAS**, this Second Amendment does not materially impair the common plan of development of Cobblestone on Palmer Ranch.

**NOW, THEREFORE**, Declarant hereby amends the Declaration as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Article IX, Use Restrictions, of the Declaration is hereby amended to add the following new Section 44:

Section 44. FLAGS. An Owner may display one portable, removable United States flag in a respectful manner, and one portable, removable official flag in a respectful manner, not larger than 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. An Owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the County and all setback and locational criteria contained in this Declaration.

(words ~~struck through~~ are deleted; words **bold and double-underlined** are added)

3. This Second Amendment shall become effective upon recording amongst the Public Records of Sarasota County, Florida.

4. Except as modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment as of the day and year first above written.

Witnesses:  
*Becky Hopkins*  
Signature  
Becky Hopkins  
Printed Name  
*Tony J. Squitieri*  
Signature  
Tony BURDETT  
Printed Name

TAYLOR MORRISON OF FLORIDA,  
INC., a Florida corporation  
By: *TJS*  
Printed Name: Tony J. Squitieri  
Title: Vice President

STATE OF FLORIDA                    )  
  ) SS  
COUNTY OF SARASOTA            )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Tony J. Squitieri, as Vice President of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, freely and voluntarily under authority duly vested in him by said company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of March 2016.

My Commission Expires:

*Deborah K. Beckett*  
Notary Public, State of Florida at Large  
**Deborah K. Beckett**  
Typed, Printed or Stamped Name of Notary Public

