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This instrument prepared by

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646 East Colonial Drive
Orlando, Florida 32803



**CERTIFICATE OF APPROVAL OF AMENDMENTS
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
VILLA DE PALMAS SYKES COVE SECTION ONE BREVARD COUNTY, FLORIDA
AND BYLAWS OF SYKES COVE COMMUNITY ASSOCIATION, INC.**

The undersigned authorities hereby certify that the members of the Sykes Cove subdivision, and the Board of Directors of the Sykes Cove Community Association, Inc ("the Association") have duly adopted the attached amendments to the Declaration of Covenants, Conditions and Restrictions for Villa De Palmas Sykes Cove Section One, Brevard County, Florida, as originally recorded in the Public Records of Brevard County, Florida at Official Record Book 2762, Page 1355 and amended at Official Record Book 2902, Page 1205 and Official Record Book 2952, Page 2970

In addition, the undersigned authorities hereby certify that the members of the Sykes Cove subdivision and the Board of Directors of the Association have duly adopted the attached amendments to the Bylaws of Sykes Cove Community Association, Inc, as originally recorded in the Public Records of Brevard County, Florida at Official Record Book 2762, Page 1374 and amended at Official Record Book 4717, Page 1689 and Official Record Book 4849, Page 590

The attached amendments were approved in accordance with Article IX, Section 3 of the Declaration, Article X of the Articles of Incorporation, Articles II, Section 6 and VII of the Bylaws and Section 617 0701(4), Fla Stat by at least two-thirds of all Members of the Association, who executed a written consent without a meeting, accumulated between October 18, 2008 and December 17, 2008

Witness our hands and seals this 22 day of JANUARY, 2009

ATTEST



GARY MILLER, Secretary

"ASSOCIATION"
SYKES COVE COMMUNITY ASSOCIATION, INC

By Sue Guthridge

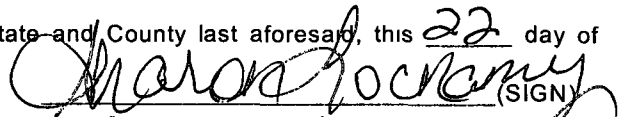
SUE GUTHRIDGE, President

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, the undersigned authority, personally appeared Sue Guthridge and Gary Miller, to me personally known to be the President and Secretary, respectively, of Sykes Cove Community Association, Inc; or having produced _____ as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association

Witness my hand and official seal in the State and County last aforesaid, this 22 day of January, 2009

My Commission Expires

 (SIGN)
Sharon Lockamy (PRINT)
Notary Public, State of Florida at Large



**PROPOSED AMENDMENTS
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
VILLA DE PALMAS SYKES COVE SECTION I
BREVARD COUNTY, FLORIDA**

Proposed additions shown in **bold underlining**
Proposed deletions shown in ~~strikeouts~~
Omitted but unaffected provisions are represented by * * *

* * *

ARTICLE II

* * *

Section 6. Garage. No carports shall be built on any Lot. Each house shall have a garage with a capacity of at least two automobiles, equipped with automatic garage door openers. **Painted or colored garage doors, reinforced and constructed of steel, aluminum, wood, fiberglass or vinyl with glass or Plexiglas windows are permitted. Unpainted, clear or semi-opaque garage doors constructed of fiberglass or plastic garage doors and which transmit light** are not permitted.

Section 7. No Parking of Vehicles, Boats, etc. Wheeled vehicles of any kind, boats or any other offensive objects may not be parked or kept on any part of a Lot forward of the house, except that private **non-commercial motor vehicles, law enforcement vehicles and standard pickup trucks** without commercial signs may be parked in the driveway. Boats, recreational vehicles, trailers, motor homes, **non-standard** pickup trucks, camping trailers and all commercial vehicles must be completely housed within the closed garage. **For purposes of the foregoing, a "non-standard" pickup truck shall mean a pickup truck having a length of more than nineteen feet or a curb weight in excess of 6000 pounds, or pickup trucks with wheel rims exceeding 17 inches, or pickup trucks designed or used for commercial purposes, or pickup trucks with more than two front or two rear wheels or pickup trucks designed or equipped for purposes other than normal family transportation.** All vehicles and boats shall be in good running condition; repair of vehicles or boats (other than emergency repair **or maintenance not to exceed 2 days**) or storage of disabled vehicles or boats is not permitted within the Property.

Section 8. Air Conditioners-, Pool Equipment and Generators. No air conditioning units, **pool equipment, generators or other mechanical equipment** shall be installed on the front of any building (or the side of a building which faces a street), unless previously approved in writing by Declarant **the Association**. Air conditioning units,

pool equipment, generators and mechanical equipment may be installed at the side or back of the residence, provided they are at least three and one-half (3-1/2) feet from the closest property line. Each unit must be adequately and ornamentally screened if visible from the street. **Existing equipment will be grandfathered but must be shielded from view from the street. Window air conditioning units, approved in advance by the Association, are permitted on a temporary basis not to exceed 60 days and in response to emergency conditions, e.g. storm damage, fire, flood or similar catastrophe.**

* * *

Section 12. Signs. No sign of any character shall be displayed or placed upon any Lot except "For Rent" or "For Sale" signs, **6 square feet or less in area**, which signs may refer only to the particular premises on which displayed, and shall be of materials, size, height, **number, location, duration** and design specified by the **Board of Directors**. **Declarant The Association** may enter upon any Lot and summarily remove any signs which do not meet the provisions of this section

* * *

Section 22. Garage Sales. Garage Sales, Rummage Sales or Yard Sales (hereafter referred to collectively as Garage Sales) for the purpose of selling household goods used by and belonging to the household offering them for sale in quantities consistent with normal household use, shall be permitted on Friday, Saturday and Sunday only, so long as the items for sale are attended by the person occupying the dwelling. Unattended Garage Sales or unattended household goods placed in the driveway, yard or on the street with a "For Sale" are not authorized and shall be considered a nuisance activity. No more than 4 Garage Sales shall be permitted per residence per quarter.

PROPOSED AMENDMENTS
TO
BYLAWS OF
SYKES COVE COMMUNITY ASSOCIATION, INC.

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

ARTICLE I
MEMBERS

3. **Quorum.** A quorum at Association or Board Meetings shall consist of attendance in person, telephone conference or by proxy of members entitled to cast ~~20%~~ **10%** of the votes of the Association or a majority of the Board, as applicable. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such person for the purposes of determining a quorum

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ARTICLE V
ASSESSMENTS

7. **Reserves.** **The Board of Directors shall cause to be created Statutory Reserves to be used for deferred maintenance, capital improvements and catastrophes. Funding and use of Statutory Reserves shall be regulated by applicable statute.**