

## UNIVERSITY PLACE BOARD OF DIRECTORS

### AMENDMENTS INSERT

This document contains the same amendment changes as the HOA Certificate of Amendment. However, while the attorney letter is not as easy to read (that format is required by law to be sent to each resident), this page simply states each amendment as presented in your voting ballot. We suggest that you add this page to your University Place Manual as an easy reference. Note that the paragraph/section numbers indicate the location of each amendment change.

**6.01 RESIDENTIAL USE:** The Lots shall be used solely for single-family residential purposes and for no other purpose. No business or commercial building may be erected on any lot and no business or commercial activity may be conducted on any lot, provided however, owners, tenants, or occupants may conduct limited professional or business activities incidental to the primary use of the lot as a residence, but only if the activity is acceptable under the zoning regulations of Manatee County, cannot be seen, heard, or smelled by other residents, does not cause an increase in pedestrian or vehicular traffic in the subdivision, does not increase the insurance risk of the other lot owners or the Association, or constitute a dangerous activity jeopardizing the health, safety, or welfare of the other residents or their pets.

**6.02 LEASING:** No owner may lease less than the entire lot, lease a lot more than twice in any calendar year, or lease a lot for a term of less than one (1) month. Owner must notify the Association in writing for each rental including the names of the tenants, terms of the rental and motor vehicle information.

Your Board of Directors