

This instrument prepared by and should be returned to:)
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 Robyn Marie Severs, Esquire)
 Becker & Poliakoff, P.A.)
 100 Whetstone Place, Suite 302)
 St. Augustine, Florida 32086)
 (904) 423-5372)
)
 Cross-reference to the Notice of Preservation of Sea)
 Colony Declaration of Covenants and Easements,)
 recorded at O.R. 1872, Page 229 and Sea Colony)
 Declaration of Covenants and Easements recorded)
 at O.R. Book 275, Page 150, and as amended at)
 O.R. Book 280, Page 982; O. R. Book 295, Page 740;)
 O.R. Book 314, Page 248; O.R. Book 329, Page 541;)
 O.R. Book 404, Page 511; O.R. Book 457, Page 1591;)
 O.R. Book 457, Page 1905; O.R. Book 536, Page 372;)
 O.R. Book 943, Page 731; O.R. Book 1181, Page 1570;)
 O.R. Book 1850, Page 57, all of the Public Records of)
 Flagler County, Florida.)
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Inst No: 2016012556 4/28/2016 1:45 PM
 BK:2124 PG:1721 PAGES:5
 RECORDED IN THE RECORDS OF
 Gail Wadsworth Clerk of the Circuit Court & Comptroller
 Flagler FL

**CERTIFICATE OF TWELFTH AMENDMENT TO THE DECLARATION
 OF COVENANTS AND EASEMENTS FOR SEA COLONY
 HOMEOWNER’S ASSOCIATION, INC.**

THIS IS TO CERTIFY that Article X, Sections 12 and 34 of the Sea Colony Declaration of Covenants and Easements, recorded at Official Records Book 275, Page 150, and amended at Official Records Book 280, Page 982 (Amendment #1); Official Records Book 295, Page 740 (Amendment #2); Official Records Book 314, Page 248 (Amendment #3); Official Records Book 329, Page 541 (Amendment #4); Official Records Book 404, Page 511 (Amendment #5); Official Records Book 457, Page 1591; Official Records Book 457, Page 1905 (Amendment #7); Official Records Book 536, Page 362 (Amendment #8); Official Records Book 943, Page 731 (Amendment #9); Official Records Book 1181, Page 1570 (Amendment #10); and Official Records Book 1850, Page 57 (Amendment #11), all recorded in the Public Records of Flagler County, Florida (hereinafter collectively referred to as the "Declaration"); and preserved with the Notice of Preservation of Sea Colony Declaration of Covenants and Easements, recorded at Official Records Book 1872, Page 229, Public Records of Flagler County, Florida. This amendment was duly and properly adopted at the Special Members’ Meeting held on February 4, 2016, pursuant to Article XIII, Section 6 of Sea Colony’s Declaration (as amended), which requires two-thirds of the Members approve the amendments to the Declaration, to wit:

1. Article X, “Building and Use Covenants”, Section 12, Antenna, of the Sea Colony Declaration of Covenants and Easements, is amended in its entirety to read as follows:

*Additions are indicated by **bold and underline**; Deletions are indicated with a strike-through.

antenna is not mounted on a building, it must be made the color of the exterior walls of the residence on that lot. All antennas shall be screened from view from neighboring properties, and pedestrian and vehicular access areas, with landscaping plants commonly used in or about the community at a height of at least 48 inches. Taller antennas shall be screened to their full height if reasonably practicable and if the screening would not impair the reception of an acceptable quality signal.

d. Safety Requirements. To safeguard the safety of the Owners, occupants of the residence in which the antenna is located, neighboring property owners, and other owners and members in Sea Colony, it shall be the obligation of the Owner to comply with all applicable local, state and federal safety requirements, including but not limited to obtaining a permit for the installation of the antenna, if any, hiring licensed contractors with sufficient expertise and adequate insurance to protect their work, installing the antennas away from power lines and other potentially dangerous areas, installing and using the antenna in accordance with safety recommendations and requirements of the antenna manufacturer, and in accordance with the customs and standards for the antenna industry, including compliance with electrical code requirements to properly ground the antenna, and installation requirements to properly secure the antenna. Antennas shall be properly secured and installed so as to cause no damage to the building, such as compromise of its water-proof integrity. An Owner shall indemnify and hold harmless the Association, and all other Owners, for any damage that an antenna causes to the property or to persons or other property.

e. Rules and Regulations. The Board or the Architectural Review Committee shall have the authority to promulgate additional rules and regulations regarding antennas.

2. Article X, "Building and Use Covenants", Section 34, Violations, of the Sea Colony Declaration of Covenants and Easements, is amended to read as follows:

Section 34. Violations. In the event of a violation of these covenants and restrictions, or any rule properly promulgated by the Board of Directors of the Association, the Association may, as an additional remedy, provide written notice of the violation to the Unit Owner of record, and if said violations shall continue for a period of seven (7) days from the receipt of the written notice, the Unit Owner may be assessed an amount up to ~~\$5.00~~ **\$100.00** per day, per violation. A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine shall not exceed \$5,000 in the aggregate. A fine or suspension shall be levied and

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Section 12. Antenna. No wires, masts, towers, antennae, aerial, weathervanes, anemometers, or exposed wiring for any purpose or other equipment or structures may be erected, constructed or maintained on the exterior of any home nor in any of the Common Areas except with the prior written consent of the Board or the Architectural Review Committee, and except as follows:

a. Television and Other Outdoor Antennae. No television, radio, satellite, or other antenna or satellite system may be installed on the Common Areas by any person other than the Association, except as provided herein. Certain television, satellite, or other antenna systems may be erected or installed on Lots/Dwellings subject to compliance with the following requirements:

1. Permitted antennas include (collectively hereinafter referred to as "antennas"):

• Direct broadcast satellite dishes (DBS) that are less than one meter in diameter.

• Multi-channel, multi-point distribution service devices (MMDS) that are less than one meter in diameter or diagonal measurement. Such devices may be mounted on "masts" to reach the height needed to establish line of sight contact with the transmitter provided no mast may be higher than twelve feet above the roof line of a residence without prior written approval of the Association.

• Television broadcast antennas for local stations, which may be any reasonable size, which may be secured to a mast located no higher than twelve feet above the roof line. Any mast located higher than twelve feet above the roof line must be approved in writing by the Association.

b. Location of Antennas. To the extent feasible, all antennas must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other residents of the community if this placement would still permit reception of an acceptable quality signal.

c. Color and Screening of Antennas. All antennas shall be painted to blend into the background against which it is mounted for so long as the paint will not interfere with an acceptable quality signal. If the

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imposed in compliance with the procedures outlined in Section 720.305, as same may be amended from time to time. This assessment shall be considered in the same manner as hereinbefore provided for regular assessments and those sections providing for the recording of the assessment lien, enforcement and collection shall also apply.

Executed in Flagler County, Florida, on this 25th day of March, 2016.

Signed, sealed and delivered in presence of:

SEA COLONY HOMEOWNER'S ASSOCIATION, INC.

John Covert
Signature of Witness

By: Leo Blessing
Leo Blessing, President

John COVERT
Print Name

Donna Quindlen
Signature of Witness

Print Name

John Covert
Signature of Witness

Attest: Terri Tindal
Terri Tindal, Secretary

John COVERT
Print Name

Donna Quindlen
Signature of Witness

Print Name

STATE OF FLORIDA
COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of March, 2016, by Leo Blessing and Terri Tindal who are personally known to me to be the President and Secretary, respectively, of SEA COLONY HOMEOWNER'S ASSOCIATION, INC. or they produced N/A and N/A as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 25th day of March, 2016.

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