

**AMENDMENTS TO DECLARATION OF MAINTENANCE COVENANTS AND RESTRICTIONS  
OF BENT TREE VILLAGE SUBDIVISION UNIT 3**

(Additions indicated by underlining, deletions by ---, omitted, unaffected language by ...)

**ARTICLE I  
DEFINITIONS**

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11. "Open Space" shall be defined as that portion of the "common area" remaining in an unimproved state either as a meadow, forest, lake bank or lake, including access routes thereto, but shall not include those portions of common areas improved from time to time to provide security (fences, gate houses and the like), surface water management (drainage, retention, irrigation and the like), or utilities or access,

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**ARTICLE IV  
MAINTENANCE COVENANTS**

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Open Space and Easements. In connection with the Woodlands II and Woodland Lakes development, certain portions of the land areas referred to as "common areas", were may be designated by Sarasota County or the Developer the Association as open space. The open space so designated shall remain free from structural encroachment or physical alteration, and in so far as possible, remain unaltered in its natural state. Where there are open space lakes created by the Developer, said lakes are also to remain essentially in the same state as existed at the time this subdivision was created. Access points or easements across Common Area are for the benefit of the Association, and to the extent intended to benefit the Lots, the Lot Owners, including but not limited to pedestrian and vehicular access over the Private Roads, lot incorporated by reference herein. Access to open space areas is specifically not granted across, or encroaching on, any private Lot herein. Non-exclusive easements for County ingress and egress may have been or may hereafter be granted to the County of Sarasota. Those easements are identified on Exhibit A herein. Such County easements are intended solely to facilitate the required maintenance or other public service provided by the County and shall not be construed as a grant of general access to the public-at-large, but shall be utilized by the Association and its members.

Security. In order to preserve the security and privacy of the homeowners in the Woodlands II and Woodland Lakes development, by adoption of this amendment, subject to issuance of a permit by the County, the Board of Directors is authorized by the Association to establish, create, maintain and operate a new security and privacy gate on a portion of Weeping Willow Boulevard located east of the existing Proctor Road Entranceway gate. The gate improvements shall be constructed in the area depicted on the sketch attached hereto as Exhibit 1 and may include de minimis improvements into adjacent common areas as shown on the sketch. In addition, in accordance with an Entranceway Agreement dated March 6, 1991 as recorded in Official Records Book 2396, Pages 806 through 813, Public Records of Sarasota County, Florida, as amended from time to time, security program. Such program may be run jointly with the Association may continue to operate the Proctor Road Entranceway, and participate in the operation of the Hawkshead Parkway Entranceway, jointly with the Bent Tree Village Subdivision Unit 2 Maintenance and Property Owners Association, Inc. Such security programs shall be used to control access to the Woodlands II and Woodland Lakes development.

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