

Prepared by and return to:
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Giaquinto Law, PLLC
P.O. Box 4267
Enterprise, FL 32725

Cross-reference to the Restated Architectural Review Board Planning Criteria Covenants and Restrictions of Stone Island Homeowners Association, Inc., a Florida not-for-profit Corporation, recorded in Official Records Book 6766, Page 3396, *et seq.*, Public Records of Volusia County, Florida

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CERTIFICATE OF APPROVAL OF AMENDMENTS TO THE RESTATED ARCHITECTURAL REVIEW BOARD PLANNING CRITERIA COVENANTS AND RESTRICTIONS OF STONE ISLAND HOMEOWNERS ASSOCIATION, INC.

WITNESSETH:

WHEREAS, that certain Restated Architectural Review Board Planning Criteria Covenants and Restrictions of Stone Island Homeowners Association, Inc. was recorded in Official Records Book 6766, Page 3396, *et seq.*, Public Records of Volusia County, Florida, and as subsequently amended, restated, modified, and/or supplemented from time to time (collectively, the “ARB Rules”); and

WHEREAS, proposed amendments to portions of the ARB Rules, as such amendments are more particularly described in and/or on the attached Exhibit “A”, were approved by the Board of Directors at a duly called meeting held on December 2, 2024; and

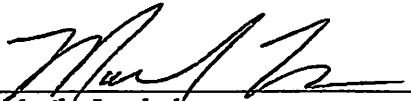
WHEREAS, said proposed amendments received approval pursuant to Article IV, Sections 4 and 11(A)(i) of the Restated By-Laws of Stone Island Homeowners Association, Inc., by a majority vote of the Directors in attendance at a meeting where a quorum was established. Furthermore, the meeting was duly posted and noticed to the members at least fourteen (14) days prior to its occurrence; and

WHEREAS, the Association, by and through the undersigned authorities, hereby certifies and/or confirms that the ARB Rules were amended and such amendments were duly adopted and/or approved in accordance with the provisions of the Restated By-Laws of Stone Island Homeowners Association, Inc. and Chapter 720 of the Florida Statutes.

NOW, THEREFORE, pursuant to Article IV, Section 11(A)(i) of the Restated By-Laws of Stone Island Homeowners Association, Inc., the Association hereby amends the ARB Rules as described on the attached Exhibit “A”.

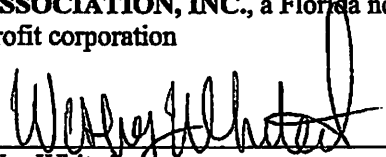
WITNESS our signatures hereto this 3rd day of February, 2025.

ATTEST:



Monika Luedecke
Asst. Secretary


**STONE ISLAND HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-profit corporation



Wes Whited
President

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 3rd day of February, 2025, by Wes Whited, as President and by Monika Luedecke, as Assistant Secretary of **STONE ISLAND HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. They are (X) personally known to me, or () have produced _____ as identification.



Signature of Notary Public
Print, Type/Stamp Name of Notary
Daniel Giacinto



DANIEL GIAQUINTO
Notary Public
State of Florida
Comm# HH514525
Expires 4/10/2028

EXHIBIT "A"

**AMENDMENTS TO THE RESTATED ARCHITECTURAL REVIEW BOARD
PLANNING CRITERIA COVENANTS AND RESTRICTIONS
OF STONE ISLAND HOMEOWNERS ASSOCIATION, INC.**

Additions in **bold underline**
Deletions indicated by ~~striketrough~~
Unaffected, omitted language indicated by ellipsis (...)

**Proposed Amendment: The Restated Architectural Review Board Planning Criteria
Covenants and Restrictions of Stone Island Homeowners Association, Inc. is hereby
amended to read as follows:**

...

REVIEW FEE AND CONSTRUCTION BOND

...

A. New Home Construction and/or Site Clearing. A non-refundable Capital Improvement Fee of three thousand five hundred dollars (\$3,500) shall be submitted upon application for the construction of a New Home Construction or Site Clearing.

...

NEW HOME/SITE CLEARING CONSTRUCTION BOND

On all New Home Construction, in the addition to the \$3,500 Capital Improvement Fee, the builder or homeowner shall deliver to the ARB a construction bond or check in the amount of three thousand five hundred dollars (\$3,500) to be held in escrow by the ARB until the dwelling is complete and the ARB has completed its final inspection. At that time, the ARB shall determine what damage, if any, has been caused during the construction period by the Builder, Homeowner and any and all Sub-contractors and has not been repaired prior to the final inspection. If necessary repairs are estimated to be less than \$3,500, then the Builder and/or Homeowner shall have the option of repairing at their own out of pocket expense or using the funds held in escrow.

...

The \$3,500 bond may also be used to:

...

E. To ensure the road is consistently cleared of debris and dirt due to construction traffic.

...

FINAL APPROVAL

...

E. The \$3,500 Capital Improvement Fee and \$3,500 New Construction Bond for New Home Construction.

...

(The remainder of the Restated Architectural Review Board Planning Criteria Covenants and Restrictions of Stone Island Homeowners Association, Inc. remains unchanged.)
