

Prepared by, record and return to:
Luis D. Carreja, Esq.
3490 N Hwy US 1
Cocoa, Fl. 32926
(321) 631-1550
Our File No.: 9698.082275

CFN 2025074280 OR BK 10310 PAGE 9C
Recorded 04/15/2025 at 11:28 AM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:7

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR
THE WOODS AT CROOKED MILE HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Declaration of Restrictions for THE WOODS AT CROOKED MILE was originally recorded in Official Records Book 3155, Page 4212, Public Records of Brevard County, Florida; and

WHEREAS, the Board of Directors of THE WOODS AT CROOKED MILE HOMEOWNERS' ASSOCIATION, INC., a Florida Non Profit corporation and the Owners of lots within THE WOODS AT CROOKED MILE subdivision, desire to amend the Declaration as follows:

1. **Section 2 of the Declaration is hereby amended as follows:**
2. Use and Indivisibility

No Lot covered by this Declaration shall be used except for single-family residential purposes and no Lot shall be reduced in size by any method whatsoever, but Lots may be enlarged by consolidation with one or more adjoining Lots or portions thereof, under one ownership, in which event the combined Lots shall be treated as a single Lot for purposes of compliance with the setback lines required by the provisions of Paragraph 12 herein-after. However, Lots, once combined, may not subsequently be separated unless each of the separated Lots will conform to the Plat of the Subdivision and satisfy the requirements of Paragraph 12 of this Declaration. The leasing of Lots in the subdivision is permitted subject to the following requirements:

- A. Minimum Rental Period: No lot within The Woods at Crooked Mile community may be leased for a term of less than twelve (12) months. Any rental agreement signed with a term less than this period will be deemed non-compliant with this provision.
- B. Board Approval: Notwithstanding the above, a lot may be leased for a term of less than twelve (12) months with explicit written approval from The Woods at Crooked Mile Homeowners Association Board of Directors ("the Board"). Requests for such approval must be submitted in writing to the Board at least thirty (30) days in advance of the proposed lease start date, and

the Board reserves the right to approve or deny such requests at its sole discretion. In the event the Board of Directors, or its designated committee, fails to approve or disapprove within thirty (30) days after it has been submitted to the Board, approval will not be required and this paragraph will be deemed to have been fully complied with.


- C. Enforcement: Owners found to be in violation of this provision may be subject to fines or other enforcement actions as established by the Board. If the lease continues in violation of these restrictions, the Board may take legal action to enforce compliance.

CERTIFICATE OF ASSOCIATION


The undersigned, as president of The Woods at Crooked Mile Homeowners' Association, Inc., hereby certifies that the foregoing Amendment to the Declaration was adopted by the membership of the Association, as provided in the Declaration.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to the Declaration of The Woods at Crooked Mile Homeowners' Association, Inc. to be duly executed as of the date and year set forth below.


WITNESSES (two required)


Print name: Tina Saveski
Address: 3490 N. U.S. 1

GOCOA, FL 32926

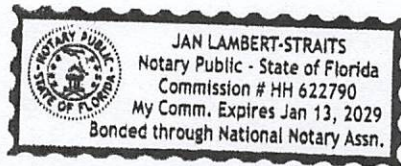

Print name: 3490 N. U.S. Hwy 1
Address: GOCOA, FL 32926
JAN LAMBERT STRAITS

THE WOODS AT CROOKED MILE
HOMEOWNERS' ASSOCIATION, INC.

By: 
Eric Stephens, President
Address: 220 Alameda Drive
Merritt Island, FL 32952

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me me by means of ☒ physical presence or ☐ online notarization, this 10th day of APRIL, 2025 by Eric Stephens, as President of THE WOODS AT CROOKED MILE HOMEOWNERS' ASSOCIATION, INC., who is personally known to me or who has produced FL DL as identification and who did not take an oath.



Notary Public:


Name: _____

State of Florida at Large (SEAL)

My Commission Expires:


**CONSENT TO AND JOINDER IN AMENDMENT TO THE DECLARATION FOR
THE WOODS AT CROOKED MILE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned lot owners hereby consent and join in the Amendment to Section 2 of the Declaration of Covenants and Restrictions for The Woods at Crooked Mile dated the 30th day of SEPTEMBER 2024.

Lots:

Lot No. 1, 105 Alameda Dr

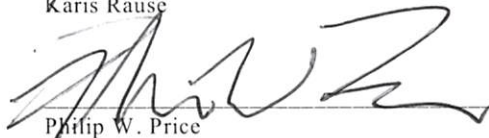
Owners:


Sandra Emmachild

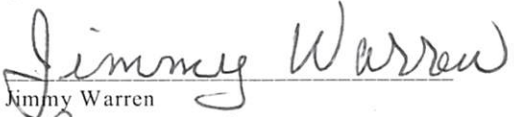

Daniel Rause

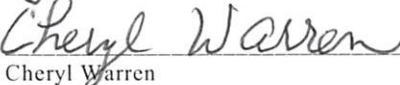

Karis Rause

Lot No. 4, 135 Alameda Dr


Philip W. Price

Lot No. 5, 155 Alameda Dr


Jimmy Warren


Cheryl Warren

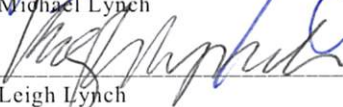
Lot No. 6, 4190 Richwood Court


Victor M. Vargas



Adrienne Vargas

Lot No. 7, 4195 Richwood Ct


Michael Lynch



Leigh Lynch

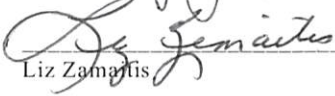
Lot No. 8, 4185 Richwood Ct


Steven B. Russell

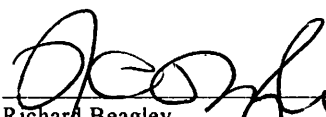

Terri L. Russell

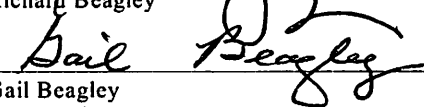
Lot No. 9, 4175 Richwood Ct


Robert Zemattis


Liz Zemattis


Lot No. 11, 4180 Laurel Oak Ln


Richard Beagley

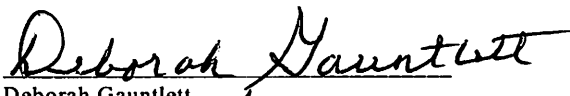

Gail Beagley


Lot No. 12, 4190 Laurel Oak Ln


Robert Mertes

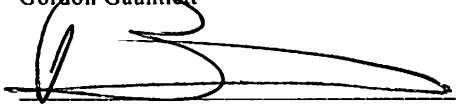

Jamie Mertes


Lot No. 13, 4185 Laurel Oak Ln


Deborah Gauntlett



Gordon Gauntlett

Lot No. 14, 205 Alameda Dr


Brett Johnson

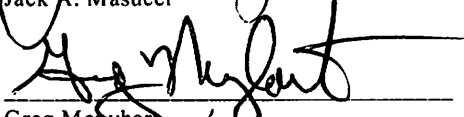

Yukiko Johnson


Lot No. 15, 225 Alameda Dr


Linda Masucci


Jack A. Masucci

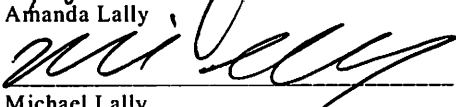
Lot No. 16, 245 Alameda Dr


Greg Menyhart

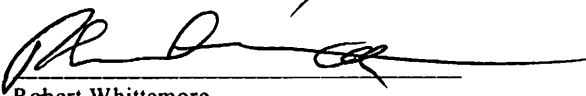

Janelle Menyhart

Lot No. 18, 250 Alameda Dr


Amanda Lally


Michael Lally

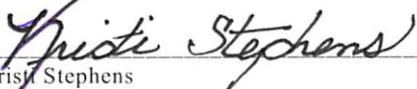
Lot No. 20, 230 Alameda Dr


Robert Whittemore


Crystal Whittemore

Lot No. 21, 220 Alameda Dr


Eric Stephens


Kristi Stephens

Lot No. 22, 210 Alameda Dr


James Johnson


Michelle Johnson

Lot No. 23, 200 Alameda Dr



John Witcher

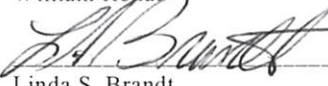

Mary Witcher

Lot No. 24, 190 Alameda Dr

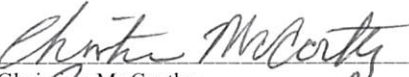

Kara Boyd

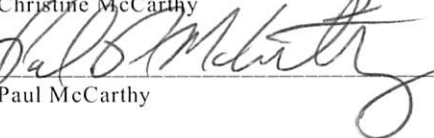
Lot No. 25, 180 Alameda Dr


William Ropat



Linda S. Brandt

Lot No. 26, 170 Alameda Dr


Christine McCarthy


Paul McCarthy

Lot No. 27, 160 Alameda Dr


Brian Smith


Elizabeth Law

Lot No. 28, 150 Alameda Dr

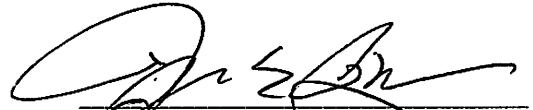
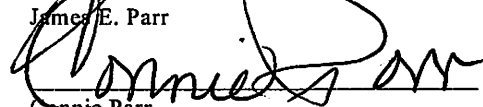

John Jeremiah


Dina Jeremiah

Lot No. 29, 140 Alameda Dr


Tracy Gray

Lot No. 30, 130 Alameda Dr


James E. Parr

Connie Parr