

Prepared by and return to:
Becker & Poliakoff, P.A.
Steven H. Mezer, Esq.
1511 N. Westshore Blvd., Suite 1000
Tampa, FL 33607

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
ASTON WOODS WALDEN LAKE, UNIT 27
AND
NOTICE OF PRESERVATION PURSUANT TO SECTION 712.05(2)(b), FLORIDA STATUTES**

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ASTON WOODS WALDEN LAKE, UNIT 27 (the "Amendment"), is made this 3rd day of June, 2021 by ASTON WOODS HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

This Certificate of Amendment is indexed under the legal name of the Association executing this Certificate, references the recording information of the Declaration of Covenants, Conditions and Restrictions, and is intended to preserve and protect the Declaration of Covenants, Conditions and Restrictions from extinguishment by operation of Chapter 712, Florida Statutes.

RECITALS

WHEREAS, certain Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27 (the "Declaration"), recorded in Official Records Book 5545, Page 487, *et seq.*, of the Public Records of Hillsborough County, Florida; and

WHEREAS, Section 712.05(2)(b), Florida Statutes, provides for preservation of a covenant or restriction by filing a notice of preservation with an amendment to a community covenant or restriction that references the covenant or restriction to be preserved. The covenants or restrictions to be preserved are:

- i. Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27, recorded in Official Records Book 5545, Page 487, et seq., of the Public Records of Hillsborough County, Florida; and
- ii. Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27, recorded in Official Records Book 11653, Page 0476, et seq., of the Public Records of Hillsborough County, Florida; and
- iii. Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27, recorded in Official Records Book 18405, Page 1042, et seq., of the Public Records of Hillsborough County, Florida; and
- iv. Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27, recorded in Official Records Book 26216, Page 359, et seq., of the Public Records of Hillsborough County, Florida; and

*Certificate of Amendment to the Declaration of Covenants, Conditions,
And Restrictions Aston Woods Walden Lake, Unit 27 and Notice of Preservation*

WHEREAS, Article XI, Section 4 of the Declaration provides that the Declaration may be amended by a vote of two-thirds (2/3) of the Voting Members at a meeting called for such purposes as evidenced by a certificate signed by the duly authorized officers of the Association affirming that such amendment by the Association has been approved in the manner provided herein; and

WHEREAS, Marion Smith, President and Charles Harris, as Secretary of Aston Woods Homeowners Association, Inc., do hereby certify that the following amendment to the Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27 has been approved at the Special Meeting of the Members, held on May 25, 2021, by a vote of two-thirds (2/3) of the Voting Members at a meeting called for such purposes; and

WHEREAS, Association wishes to place this Amendment in the Public Records of Hillsborough County, Florida;

NOW THEREFORE, Association declares that every portion of the real property subject to the Declaration shall be subject to the provisions of this Amendment.

General Provisions. The foregoing Recitals are true and correct and are incorporated into and form a part of this Amendment. All initially capitalized terms not defined herein shall have the definitions for such terms as provided in the Declaration.

(Where applicable, the following "~~strike through~~" text will be deleted and the following new text will be added "underscored").

I. Article VIII, Section 24, of the Declaration of Covenants, Conditions and Restrictions Aston Woods Walden Lake, Unit 27 is created to read as follows:

Section 24. No Lot or any portion thereof may be leased within the first two (2) years of ownership of that Lot by the Owner and thereafter only upon relocation of the Owner for military reasons or employment relocation initiated by Owner's employer or for Owner to maintain employment with same employer or an Owner who has taken title to the Lot through probate or similar proceedings upon the demise of the prior Owner. Each lease of a Lot shall be in writing and for a term of one (1) year and may not extend or renew for more than one (1) additional year. A copy of the lease shall be provided to the Association prior to the tenant taking occupancy of the Lot. No Lot shall be leased for any use other than for single-family residential occupancy. For purposes of this section, a Lot is deemed to be leased when it is occupied for residential purposes by persons other than the Owner, while the Owner resides elsewhere. No more than five (5) Lots may be approved for lease at any time. The Association shall promulgate rules for application for approval of a lease and a waiting list to be used when five (5) Lots are leased. A lease or renewal may only be denied if there are more than five (5) Lots then leased or the Owner has exhausted Owner's maximum two (2) years of rental eligibility. At the time of recording of this Section 24, any Lot that is then currently leased will be able to continue per the terms of that lease until the sale or transfer of title or Owner returns to reside into the residence as Owner's homestead. Lots being leased on the date of recording of this Section 24 shall be included in the identification of the five (5) Lots then available for lease.

*Certificate of Amendment to the Declaration of Covenants, Conditions,
And Restrictions Aston Woods Walden Lake, Unit 27 and Notice of Preservation*

IN WITNESS WHEREOF, the undersigned has executed this Amendment on behalf of the Association this 3rd day of June, 2021.

Signed, sealed and delivered
in the presence of:

Bette L. Guarino
Print Name: Bette L. Guarino

Marlene J. Merrin
Print Name: MARLENE J. MERRIN

Bette L. Guarino
Print Name: Bette L. Guarino

Marlene J. Merrin
Print Name: MARLENE J. MERRIN

**ASTON WOODS HOMEOWNERS
ASSOCIATION, INC.**, a Florida not for profit
corporation

By: Marion Smith, President
Marion Smith, President

Attest:

By: Charles Harris
Charles Harris, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned authority, this day personally appeared, Marion Smith, as President and Charles Harris, as Secretary, respectively of Aston Woods Homeowners Association, Inc., a Florida not for profit corporation, by means of physical presence or online notarization, as officer of said corporation and severally acknowledged before me that they executed the foregoing Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions Aston Woods Walden Lake, Unit 27 and Notice of Preservation Pursuant to Section 712.05(2)(b), Florida Statutes, freely and voluntarily for and on behalf of said corporation, for the uses and purposes therein mentioned and intended, and with full and specific authority of the Board of Directors of said corporation in their behalf.

WITNESS my hand and official seal this 3rd day of June, 2021.

Bette L. Guarino
Notary Public
My Commission expires: _____

