

Return to:
Keith Skorewicz, Esquire
Appleton Reiss, PLLC
215 N. Howard Ave. Ste. 200
Tampa, FL 33606

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**CERTIFICATE OF RECORDING PROPOSED AMENDMENT TO THE
DECLARATION OF RESTRICTIONS FOR SILVERSTONE HOMEOWNERS
ASSOCIATION, INC.**

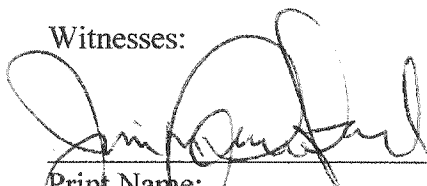
WHEREAS, the Declaration of Covenants and Restrictions for Silverstone Homeowners Association, Inc. was originally recorded in Official Records Book 7620, Page 1978 of the Public Records of Hillsborough County, Florida and thereafter amended by instruments also recorded in the Public Records of Hillsborough County (the "Declaration"); and

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, the Voting Members have the authority to adopt and to amend the Declaration, and;


NOW, THEREFORE, Megan Erikson as President, and Arlene Diane Renberg, as Secretary, of Silverstone Homeowners Association, Inc., do hereby certify that the amendments on the attached Exhibit "A" were duly approved by the Voting Members at the duly noticed meeting of the Voting Members on November 10, 2021.

Witnesses:


SILVERSTONE HOMEOWNERS
ASSOCIATION, INC.



Print Name: JIM M CRAWFORD



BY: Megan Erikson, President



Print Name: MARLENE J. MERRIN

Certificate of Recording

Witnesses:

[Handwritten signature]

Print Name: John M. Crawford

[Handwritten signature]

Print Name: MARLENE J. MERRIN

SILVERSTONE HOMEOWNERS
ASSOCIATION, INC.

[Handwritten signature]

BY: Arlene Diane Renberg, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of NOV, 2021 by Megan Erikson as President and Arlene Diane Renberg, as Secretary, Silverstone Homeowners Association, Inc., who are personally known to me or have produced _____ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Recording for the Silverstone Homeowners Association Inc., and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 19 day of NOV, 2021.

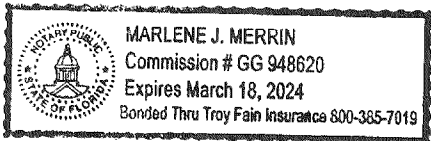
[NOTARY SEAL]

[Handwritten signature]

NOTARY PUBLIC

Print Name: MARLENE J. MERRIN

My Commission Expires: March 18, 2024



**PROPOSED AMENDMENT TO THE DECLARATION OF RESTRICTIONS FOR
SILVERSTONE HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of Silverstone Homeowners Association, Inc. hereby proposes to amend the Declaration of Restrictions for Silverstone Homeowners Association, Inc. as follows:

I. Proposed Revisions to Article VII, Section 4

Section 4. Amendment. This Declaration may be amended from time to time by recording among the Public Records of Hillsborough County, Florida an instrument signed either by:

- ~~a) The Declarant, as provided in Section 5 of this Article; or~~
- b) A vote of two-thirds (2/3) of the Voting Members of each class of membership who are present and participate, in person or by proxy, at a properly noticed meeting, where a quorum is present, at a meeting called for such purpose; or
- ~~c) By the duly authorized officers of the Association provided such amendment by the Association officers has been approved in the manner provided in Paragraph (b) of this Section.~~

~~Notwithstanding anything herein to the contrary, so long as the Declarant, or its assigns shall own any Lot no amendment shall diminish, discontinue or in any way adversely affect the rights of the Declarant under this Declaration, nor shall any amendment pursuant to (b) or (c) above be valid unless approved by the Declarant as evidenced by Its written joinder. Any amendment to this Declaration which would affect any SWMS located within the properties must have the prior approval of SWFWMD; such approval need not be recorded.~~

II. Proposed Revisions to Article VIII, by adding a new Section 20.

Section 20. Leasing.

- a. For purpose 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. This includes not only formal leases, but any type of license or other permission granted to someone other than the owner to occupy a Lot, with or without the exchange of some consideration given to the lot owner. Also included in the definition of leasing are all type of arrangements for occupancy, including those arranged through AirBnb, VRBO, and all other similar types of services, which are strictly prohibited in Silverstone. No Lot or dwelling shall be leased or occupied other than in its entirety. No hotel, bed and breakfast facility, assisted living facility or similar establishment shall be operated on any Lot. Under no circumstances shall any Lot or Dwelling be used for transient housing purposes. All leases and licenses to occupy Lots and Dwellings shall be in writing and provided to the Association prior to the commencement of occupancy. All leases and or licenses shall be for a term of at least 6 months. It shall also be a violation

of this Declaration to offer and/or advertise any Lot or Dwelling for use and/or occupancy for less than six months pursuant to a license, lease or other legal instrument. Subleasing is prohibited. By occupying a Lot or Dwelling, each tenant and occupant specifically agrees to abide by and adhere to this Declaration and the Association's Rules and Regulations, all as amended from time to time.

- b. The Association may adopt reasonable rules and regulations to implement this leasing policy.

CODING: New language is marked with a double underline and deleted language is marked with a ~~strike-through line~~.