

Prepared by and return to:
Michelle T. Reiss, Esquire
Appleton Reiss, PLLC
215 N. Howard Avenue, Ste. 200
Tampa, FL 33606

[space above line for recording information]

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR PARKWOOD**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Parkwood Homeowners Association of Walden Lake, Inc. was recorded in Official Records Book 5410, Page 1614 and thereafter amended in O.R. Book 11849, Page 0392, all of the Public Records of Hillsborough County, Florida (the "Declaration"); and

WHEREAS, Article XI, Section 4 of the Declaration provides that the Declaration may be amended by the affirmative vote of not less than two-thirds (2/3) of the votes of the Association; and

NOW, THEREFORE, Debbie Devereaux, as President, and Robert Luke, as Secretary, of Parkwood Homeowners Association of Walden Lake, Inc., do hereby certify that the following amendments to Article VIII, Section 19 of the Declaration of the Association have been duly approved by the members at the meeting of the members held on June 7, 2023:

I. Article VIII, Section 19 of the Declaration of the Parkwood Homeowners Association of Walden Lake, Inc. is hereby amended as follows:

Section 19. Leasing Restrictions. An Owner must own a Home for twenty-four (24) months prior to leasing the property. No Owner shall lease a Lot, including the Dwelling thereon, without prior written notice to the Association. Any Owner who intends to lease his or her Lot shall provide not less than fourteen (14) days written notice to the Association of such intention prior to the first day of the proposed lease, together with a copy of the proposed written lease, and a completed copy of the lease information form. The Board may, from time to time, in its sole and exclusive discretion, adopt rules and regulations governing leases and tenants. All leases shall be for a term of at least ten (10) months. Subleasing or leasing less than the entire Lot and Dwelling thereon is prohibited. The leasing of individual rooms is prohibited. The use of a Dwelling or Lot as a hotel, motel, vacation residence, temporary housing (such as that offered by Airbnb or VRBO), bed and breakfast, or similar facility for temporary lodging purposes of any kind is prohibited. Advertising a Lot or Dwelling for such occupancy shall also be deemed a violation of this Declaration. Owners are responsible for any damage to the Common Areas caused by their lessees, guests, and occupants. When a Lot is leased, the Owner shall be responsible for his or her lessee's compliance

the Governing Documents. Each Owner attempting to lease his or her Lot must provide the proposed lessee with copies of the Governing Documents, as amended from time to time.

CODING: Deleted language is marked with a ~~strikethrough line~~ and new language is marked by a double underline.

Signed, sealed and delivered in presence of:

PARKWOOD HOMEOWNERS ASSOCIATION OF WALDEN LAKE, INC.

Gabriel P. Wilson
Print Name: Gabriel P. Wilson

By: *Debbie Devereaux*
Debbie Devereaux, President

~~X~~ *Frank Rodriguez*
Print Name: Frank Rodriguez

Signed, sealed and delivered in the presence of:

ATTEST:

Gabriel P. Wilson
Print Name: Gabriel P. Wilson

By: ~~X~~ *Robert Luke*
Robert Luke, Secretary

MARLENE J. MERRIN
Print Name: MARLENE J. MERRIN

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of JUNE, 2023, by Debbie Devereaux and Robert Luke, as President and Secretary, respectively, of the Parkwood Homeowners Association of Walden Lake, 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 Amendment to the Declaration of Parkwood Homeowners Association of Walden Lake, 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 22 day of JUNE, 2023.

[NOTARY SEAL]

Marlene J. Merrin
Notary Public
MARLENE J. MERRIN
Name Types, Printed or Stamped
My Commission Expires: March 18, 2024

