

# Amendments 1 and 2 to the Declaration of Covenants

Approved 28 June 2018

## Amendment 1

Section 7.1 of the 2018 IWHO A Declarations is amended as follows: "Home. Each Home shall be used as a home and for no other purpose except that home offices for personal use *and working from home as an employee is allowed and businesses complying with Collier County Code Sections 5.02.01 - 5.02.03 regarding rules and complying with Indian Wells and Lely Master Declarations regarding animals, signage and commercial vehicles and not causing a nuisance in the community will be allowed.*"

## Amendment 2

*Section 7.15 Any Guest who is physically present or occupies a Lot longer than thirty (30) days shall be subject to a background check and Board approval. The Owner will provide the results of the background check to the Board. Reasonable grounds for disapproval shall include, but not be limited to, the following:*

- A. The Guest seeking approval or any of the proposed Occupants intends to conduct themselves in a manner inconsistent with the covenants and restrictions applicable to the Association;*
- B. The Guest has been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude, or a crime of a sexual nature;*
- C. The Guest has a history of conduct which evidences disregard for the rights and property of others;*
- D. The Guest has, during previous occupancy, evidenced an attitude of disregard for the Association rules;*
- E. The Guest has gave false or incomplete information to the Board as part of the application procedure, or the required transfer fees and/or security deposit is not paid.*
- F. Owner fails to give proper notice of his intention to having a Guest stay for greater than 30 days*