

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07229 Pgs 0330 - 552; (3pgs)  
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**Prepared By and Return To:**  
FRANK RUGGIERI, ESQ.  
LARSEN & ASSOCIATES, P.A.  
300 S. Orange Ave, Suite 1200  
Orlando, FL 32801  
(407) 841-6555

**FOURTH AMENDMENT TO THE LAKES OF ALOMA DECLARATION  
OF RESTRICTIONS ON REAL ESTATE**

WHEREAS, that certain Lakes of Aloma Declaration of Restrictions on Real Estate (hereinafter the "Declaration") is recorded at Official Records Book 2069, Page 612, Public Records of Seminole County, Florida, as amended; and

WHEREAS, the owners of Lots within the Lakes of Aloma residential community desire to make amendments to the Declaration governing the community; and

WHEREAS, sufficient notice was given to each Owner of the time and place of the meeting held to discuss this Amendment as provided in the Declaration; and

WHEREAS, the Declaration may be amended by approval of seventy-five percent (75%) of the members who are voting in person or by proxy at a meeting duly called for that purpose; and

NOW, THEREFORE, pursuant to the Amendment procedure set forth in said Declaration, the following Amendments are hereby adopted:

1. **A new Article VI, Section 21 is added to the Lakes of Aloma Declaration of Restrictions on Real Estate to read as follows:**

Section 21. Leasing of Lots.

a. Leasing Restrictions. This restriction on leasing is hereby referred to as the "Single Family Restriction." No residence shall be leased to more than two (2) adults over the age of eighteen (18) years who are not related by blood, marriage or adoption. The primary purpose of this provision is to prohibit an Owner from leasing a home to one (1) person, but having the home occupied by more than two (2) adult individuals having no familial bonds or ties with each other. All leases must be for a term of twelve (12) months or more, and must be approved in writing, in advance, by the Board of Directors or their designated representative or agent. Subletting is strictly prohibited.

b. Advance Written Approval Required. Every Owner intending to lease their Lot shall submit to the Association written notice of such intention, together with the name and address of the proposed tenant(s) and the names of any occupants who will reside at the residence during the term of the lease, together with the proposed lease document, as well as an express agreement to submit to a criminal background check. The cost of the criminal background checks shall be satisfied in whole by the Owner as a condition precedent to the Association's obligation to consider a proposed occupancy.

c. A proposed lease/rental request shall be disapproved only if a majority of the Board so votes, and in such case the lease shall not be made. Appropriate grounds for disapproval shall include, but not be limited to, the following: (a) the Owner is delinquent in the payment of Assessments at the time the application is considered; (b) the prospective lessee 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; (c) the prospective lessee gives false or incomplete information to the Board as part of the application procedure; or (d) the Owner fails to give proper notice of his intention to lease his Lot to the Board of Directors.

**CERTIFICATE OF AMENDMENT**

I hereby certify that the above Amendment to the Lakes of Aloma Declaration of Restrictions on Real Estate were adopted by the Association's Board of Directors at a duly called meeting of the Board held on the 16<sup>th</sup> day of JUNE, 2009 and will take effect upon recording in the Public Records.

**Lakes of Aloma Homeowners Association, Inc.**

**WITNESSES:**

By: [Signature], as President  
c/o Sentry Management, Inc.  
2180 West SR 434  
Suite 5000  
Longwood, FL 32779-5044

[Signature]  
Witness Signature  
Print Name: ROBERT WIALINE  
[Signature]  
Witness Signature  
Print Name: Sheri Weast

STATE OF FLORIDA  
COUNTY OF ORANGE

This Amendment to the Lakes of Aloma Declaration of Restrictions on Real Estate was acknowledged before me this 16<sup>th</sup> day of JUNE, 2009, by SUSAN GIARRUSSO as President of the Lakes of Aloma Homeowners Association, Inc.

[Signature]  
Notary Public Signature  
Notary Stamp or Seal:

NOTARY PUBLIC-STATE OF FLORIDA  
Clifford E. Wright  
Commission #DD729714  
Expires: OCT. 28, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

**ATTEST:**

**WITNESSES:**

By: [Signature]  
ROBERT WIALINE, as Secretary  
c/o Sentry Management, Inc.  
2180 West SR 434  
Suite 5000  
Longwood, FL 32779-5044

[Signature]  
Witness Signature  
Print Name: SUSAN GIARRUSSO  
[Signature]  
Witness Signature  
Print Name: DONOVAN STANTON

STATE OF FLORIDA  
COUNTY OF ORANGE

This Amendment to the Lakes of Aloma Declaration of Restrictions on Real Estate was acknowledged before me this 16<sup>th</sup> day of JUNE, 2009, by SHERI WEAST as Secretary of the Lakes of Aloma Homeowners Association, Inc.

[Signature]  
Notary Public Signature  
Notary Stamp or Seal:

NOTARY PUBLIC-STATE OF FLORIDA  
Clifford E. Wright  
Commission #DD729714  
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