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Prepared by and return to:
Thomas J. Wohl
Swaine, Harris & Wohl, P.A.
425 S. Commerce Avenue
Sebring, Florida 33870

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
VANTAGE POINTE**

**THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS FOR VANTAGE POINTE** is
made this 13th day of February, 2025 by **VANTAGE POINTE HOMEOWNERS'
ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

- A. The Amended and Restated Declaration of Covenants and Restrictions for Vantage Pointe was recorded in Official Records Book 2813, Page 1670 of the Public Records of Highlands County (the "Declaration").
- B. Pursuant to Article VIII of the Declaration, the Association may amend the Declaration upon the affirmative vote of two-thirds (2/3) of the votes of the Members cast in person or by proxy at a meeting duly called.
- C. This Amendment was adopted upon the affirmative vote of two-thirds (2/3) of the votes of the Members cast in person or by proxy at a meeting duly called, and a written copy of this proposed Amendment was furnished to each Member at least thirty (30) days, but not more than ninety (90) days, prior to said meeting of the Association.

AMENDMENT TO DECLARATION:

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended as follows:

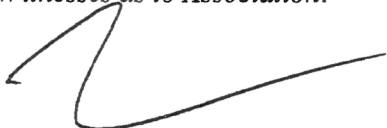
- 1. Recitals; Definitions. The recitals stated above are incorporated herein by this reference. Capitalized terms used in this Amendment shall have the same meanings as set forth in the Declaration.
- 2. Section 2 of Article IX is hereby amended to read as follows:
 - 2. Lease Agreement and Sublease Agreement Terms. Any and all lease agreements and sublease agreements for any Dwelling ~~between an Owner and a lessee of such Owner~~ shall: (i) be in writing; (ii) provide for a term of not less than three (3) months; (iii) provide that the lessee or sublessee (as applicable) shall be subject in all respects to the terms and provisions of this Declaration; (iv) provide that failure by the lessee or sublessee (as applicable) to comply with the terms and provisions of this Declaration shall constitute a material default and breach of the

lease agreement or sublease agreement (as applicable); and (v) designate which party shall be responsible for the payment of assessments; provided, however, nothing contained in any lease agreement or sublease agreement shall relieve the Owner of the obligation to pay Assessments and the Owner shall remain liable. During the term of any lease or sublease, the lessee or sublessee (as applicable) shall be entitled to the Owner's rights of use and enjoyment of the Common Areas and facilities, and the Owner shall be deemed to have relinquished said rights during such period.

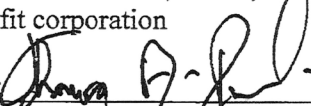
3. All other provisions of the Declaration not amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment to the Amended and Restated Declaration of Covenants and Restrictions for Vantage Pointe has been signed by the Association on the day and year set forth above.

Two Witnesses as to Association:


Printed Name: Thomas J. Wohl
Address: 425 S. Commerce Avenue
Sebring, FL 33870

VANTAGE POINTE HOMEOWNERS'
ASSOCIATION, INC., a Florida not-for-profit corporation

By: 
Thomas A. Poulin, President


Printed Name: Rachellie Rodriguez
Address: 425 S. Commerce Avenue
Sebring, FL 33870

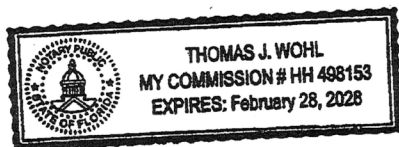
Attest:

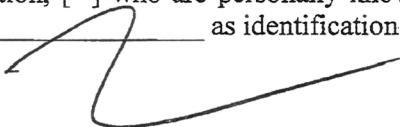
By: 
Nina Adams, Secretary

(corporate seal)

STATE OF FLORIDA
COUNTY OF HIGHLANDS

I HEREBY CERTIFY that on this 13th day of February, 2025, before me, an officer duly qualified to take acknowledgments, personally appeared Thomas A. Poulin and Nina Adams, as President and Secretary, respectively, of VANTAGE POINTE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, [] who are personally known to me or [] who produced Drivers Licenses as identification.




Notary Public, State of Florida