

For Membership Written Ballot Vote

CURRENT CC&R - OCT 2001

ARTICLE VIII
USE OF PROPERTY

In order to preserve the Property as a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration:

Section 8.1 Single Family Residence Only. Each Lot shall be used for the purpose of constructing a single family residence thereon and for no other purpose. Except as herein otherwise provided, no structure shall be erected, altered or permitted to remain on any Lot other than one single family residence. No building or structure shall be rented or leased separately from the rental or lease of the entire Lot. Nothing herein shall be construed to prevent the Developer from using any Lot or portion thereof as a right-of-way for road purposes or for access or a utility easement, in which event none of these restrictions shall apply. No building or structure shall have exposed concrete blocks. No carports shall be constructed without prior approval of the NCC.

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PROPOSED CHANGE - APRIL 2024

- All additions have been identified by being underlined
- All deletions have been identified by being ~~struckthrough~~
- All unaffected language is indicated by being **highlighted**

ARTICLE VIII
USE OF PROPERTY

In order to preserve the Property as a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration:

Section 8.1 Single Family Residence Only/Leasing/Limit on Ownership of Lots. Each Lot shall be used for the purpose of constructing a single family residence thereon and for no other purpose. Except as herein otherwise provided, no structure shall be erected, altered or permitted to remain on any Lot other than one single family residence. No building or structure shall be rented or leased separately from the rental or lease of the entire Lot. Nothing herein shall be construed to prevent the Developer from using any Lot or portion thereof as a right-of-way for road purposes or for access or a utility easement, in which event none of these restrictions shall apply. No building or structure shall have exposed concrete blocks. No carports shall be constructed without prior written approval of the NCC (see Section 7.2.1).

8.1.1 Definition of Leasing. For purposes of this Declaration, "leasing" is the occupancy of a residential dwelling constructed on a Parcel and intended for residential use in The Meadows at Saint Johns Owners Association by any person other than the Owner, for which the Owner receives any consideration or benefit, including, without limitation, a fee, service, or gratuity. A tenant must be a natural person as opposed to an artificial entity such as a corporation, partnership, limited liability company, trust, etc. Parcels (defined herein as the Lot, Home and all improvements thereon) may be leased only in their entirety (e.g., separate rooms within the same Home may not be separately leased), and "rent-sharing" by persons who are not members of the Owner's Family [defined

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as (a) one natural person, (b) two or more natural persons who commonly reside together as a single housekeeping unit, each of whom is related by blood, marriage or adoption to each of the others, or (c) not more than two natural persons not meeting the requirements of (b) above, but who normally reside together as a single housekeeping unit] is prohibited. For purposes of this Section, rentals or leasing to a member of the Owner's Family shall not be prohibited or restricted by the Association and shall not be considered a rental for purposes of the cap limitations on renting of Homes contained in Section 8.1.2.

8.1.2 Limitation on Number of Rentals. The maximum number of Parcels in the Association that may be leased at any given time shall be one-hundred twenty (120). In order to ensure that the maximum allowed number of leased Parcels is not exceeded, each Owner desiring to lease his/her Parcel must notify the Board or its authorized agent, in writing, of such desire prior to leasing such Parcel. The Board shall inform such Owner whether or not his/her desired leasing would exceed the maximum allowed number of leased Parcels. An Owner must obtain a "leasing permit" or "hardship leasing permit" (see Section 8.1.11) from the Association prior to renting out his or her Parcel, and the failure of any such Owner to do so shall constitute a material breach of this Declaration. Leasing permits will be limited to 120, plus hardship leasing permits (if any), subject to Section 720.306(1)(h), Florida Statutes, as it currently exists and as amended from time to time, and Section 8.1.14 hereof. Such a permit, upon its issuance, will allow an Owner to lease his or her Parcel provided that such leasing is in strict compliance with the terms of the permit and this Section. All leasing permits and hardship leasing permits shall be valid only as to a specific Owner and Parcel and shall not be transferable between either Parcels or Owners (including a subsequent Owner of a Lot where a permit was issued to the Owner's predecessor in title). Once the number of leasing permits reaches 120, no additional leasing permits shall be issued (except for hardship leasing permits) until the number of outstanding leasing permits becomes less than 120. Owners who are ineligible for leasing permits due to such cap shall be placed on a waiting list and shall be issued permits, in chronological order as their names appear on the waiting list, when the number of outstanding leasing permits decreases

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to less than 120. The issuance of a hardship leasing permit to an Owner shall not cause the Owner to be removed from the waiting list for a leasing permit.

8.1.3 Effect on Existing Leases. Any Owner engaged in leasing of a Parcel as of the date this amendment is recorded in the official records of St. Johns County, Florida, shall be allowed to continue leasing the Parcel until expiration of the current lease term. There shall not, however, be any renewals of said leases which are inconsistent with the terms of this amendment, and the Parcel will be considered a rental for purposes of the cap limitations on the renting of Parcels contained in Section 8.1.2. Owners may apply with the Board for a temporary or special variance in cases of hardship per Section 8.1.11.

8.1.4 Term of Lease and Frequency. All leases shall be in writing and shall have a term of at least six (6) months. No Owner may rent a Parcel more than three (3) times in any twelve-month period, even if a tenant defaults on a lease or abandons the Parcel before the expiration of the lease term. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than six (6) months, except in the event of a default by tenant. No Parcel or Home shall be used for the purpose of any Airbnb or similar rental, or renting rooms therein or as a boarding house, hotel, motel, or any other type of transient accommodation.

8.1.5 Tenant and Lease Information. All Owners leasing their Parcels shall deliver a copy of the signed lease to the Board or its designee no later than ten (10) days prior to the first day of occupancy under the lease. Each lease shall set forth the name, address, and telephone number of the Parcel's Owner and the tenant; the tenant's email address; the date the tenant's occupancy commences and ends; a description of each motor vehicle owned or operated by tenant or the members of tenant's household; and a description of all pets to be kept at the Parcel. The Association may adopt a form that Owners must complete incident to any lease of a Lot, which may request additional information or documentation the Association may deem appropriate.

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8.1.6 Compliance with Governing Documents and Rules and Regulations. All leases shall include an acknowledgment by the tenant that the tenant and all occupants of the leased Parcel are bound by and obligated to comply with the Association's Governing Documents and Rules and Regulations, and that tenant has received a copy of said documents. The Owner shall be responsible for providing a copy of the Governing Documents and Rules and Regulations to the tenant prior to the execution of the lease, and shall monitor enforcement and compliance with the Governing Documents and Rules and Regulations by the tenant.

8.1.7 Owner's Continuing Obligations to Association. No Owner may assign or otherwise transfer the Owner's obligations under this Declaration to any tenant. The Association shall have the right to enforce the Governing Documents and Rules and Regulations against the Owner, the tenant, or any member of the tenant's household, individually or collectively. The Association shall not be bound by any provision in the lease or other agreement between Owner and his or her tenant requiring prior notice or imposing other conditions on the rights of the Association.

The Owner shall have the duty to bring his or her tenant's conduct into compliance with the Governing Documents and Rules and Regulations by whatever action is necessary, including without limitation, the institution of eviction proceedings. If the Owner fails to bring the conduct of the tenant into compliance, the Association shall have the authority to act as agent of the Owner to undertake whatever action is necessary to abate the noncompliance, including, without limitation, the right to institute an action for eviction against tenant in the name of the Association. The cost of all legal action taken by the Association, whether or not suit is filed, including reasonable attorneys' fees and court costs associated with the eviction, shall be the personal obligation of the Owner, and shall constitute a lien on the Parcel that the Association can foreclose in the same manner as a lien for past due assessments. The Owner shall indemnify and hold the Association harmless against all liabilities imposed or sought to be imposed against the

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Association as a result of the Association's actions or failure to act pursuant to this provision.

Each Owner, by acceptance of a deed to a Parcel, hereby covenants and agrees with the Association and all other Owners of Parcels in the Association, that the Owner shall be responsible for any violation of the Governing Documents and Rules and Regulations resulting from the acts or omissions of his or her tenant, other occupants of the leased Parcel, and their respective guests, to the same extent the Owner would be liable for such violation if it had resulted from the acts or omissions of the Owner or a member of the Owner's household or guests. The Owner's obligations hereunder shall be deemed a guaranty of performance by his or her tenant, and the Association shall have the right to take any action or seek any remedy for the tenant's failure or refusal to comply with the Governing Documents or Rules and Regulations directly from or against the Owner without first taking such action or obtaining such remedy from or against the tenant.

8.1.8 Association as Third-Party Beneficiary. The Association shall be deemed a third-party beneficiary of all leases of Parcels, and shall have the right, but not the obligation, to enforce the terms and conditions of such leases against the tenant or the Owner, including the right to initiate eviction proceedings as agent of the Owner. Notwithstanding the foregoing, the Association's failure to object to any term or condition of a lease shall not be deemed to be consent or approval of any term or condition of the lease, nor shall the Association have any obligation whatsoever for the performance of any obligation of Owner or tenant contained in the lease or otherwise.

All leases shall provide, and if they do not so provide then the lease shall be deemed to provide, that a violation by the tenant(s), their guests, occupants, family members or invitees, of the Association's Governing Documents or Rules and Regulations, or any applicable state or local laws, is deemed a default under the terms of the lease and a material breach thereof, and authorizes the Owner to terminate the lease without liability and to evict the tenant(s) in accordance with Florida law. The Owner hereby agrees to

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remove, at Owner's sole expense, by legal means including eviction, his or her tenant(s), and their guests, occupants, family members or invitees, should the tenant(s) refuse or fail to abide by an adhere to the Governing Documents and Rules and Regulations.

8.1.9 Subleasing. Subleasing of a Parcel by a tenant or the renting of rooms is not permitted.

8.1.10 Effect of Owner Delinquency on Ability to Lease. In the event that an Owner is delinquent in the payment of his or her assessments owed to the Association, or other sums due and owing to the Association, the Owner's Parcel shall not be leased until such amounts are paid in full or unless the Association consents, in writing, to any such lease. If the Parcel is leased in violation of this provision, the Association may terminate the lease and evict the tenant(s) in addition to pursuing or imposing all other available remedies.

8.1.11 Hardship. In the event that an Owner, due to medical or health reasons or other justifiable cause constituting a hardship, in the sole discretion of the Board, shall be unable to occupy his/her Home for a period in excess of four (4) months, and based on said hardship desires to lease said Home, the Owner shall make written application to the Board which may, by majority vote and review of the application, grant to the Owner an exception to the leasing restrictions set forth in this Section, upon such conditions as the Board may establish and uniformly apply. Provided, however, that the maximum period of time an Owner that is granted a hardship exception to lease his/her Home is twenty-four (24) months.

8.1.12 Leasing Restrictions Not Applicable to Association. The Association shall be exempt from any lease restrictions provided in this Section, pursuant to activities related to the purposes of collecting delinquent assessments, costs, fees and other properly assessed expenses to the Lot and Home.

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8.1.13 Rules and Regulations Concerning Leasing. The Board may from time to time adopt rules and regulations pertaining to the leasing of Parcels, including policies and procedures to further the goals and objectives of this Section.

8.1.14 Pursuant to Section 720.306(1), Florida Statutes, as it currently exists and as amended from time to time, the rental restrictions contained in this amendment, except for those set forth in Section 8.1.4, are applicable only to Parcel Owners who in writing consent or approve the amendment, and Owners who acquire title to the Parcel after the recordation of this amendment in the Official Records of St. Johns County, Florida.