

**FIRST AMENDMENT TO THE WOODLANDS AT HARBOR
ISLAND VILLAS DECLARATION OF COVENANTS AND RESTRICTIONS**

This Amendment of the Declaration of Covenants and Restrictions is made this 14 day of MAY, 2024.

WHEREAS, The Woodlands at Harbor Island Villas Declaration of Covenants and Restrictions was recorded on October 4, 2018, in Official Records Book 5180, Page 908, being recorded in the Public Records of Lake County, Florida (referred to as the "Declaration of Restrictions"); and

WHEREAS, in accordance with Article VII of the Declaration, the Declaration can be amended by a vote of at least eighty percent (80%) of the lots affected by the Declaration; and

WHEREAS, on February 18, 2024, the Board of Directors of the Woodlands Association, Inc. (the "Association") mailed notice to all of the Owners of Lots notifying them of a meeting to be held on May 14, 2024 for the purpose of voting on an amendment to the Declaration; and

WHEREAS, forty (40) lots eligible to vote were represented at the meeting and a quorum was established; and

WHEREAS, the following amendment to the Declaration was adopted by a vote of greater than eighty percent (80%) of the lots affected by the Declaration.

NOW, THEREFORE, The Woodlands at Harbor Island Villas Declaration of Covenants and Strictions is amended as follows:

1. **Recitals.** The above recitals are true and correct and incorporated herein by reference and made a part hereof.
2. **Amendments.** The Declaration is hereby amended as follows, with deleted text shown as stricken through and new text shown as underlined:
3. **Article XI Rental Restrictions**, as further described below, is added to the Declaration:

**ARTICLE XI
RENTAL RESTRICTIONS**

SECTION 1. With just cause the Association may deny a lot and the improvement located thereon to be rented or leased. Furthermore, no lot or improvements located thereon shall be rented for a term of less than 6 months and may prohibit the rental of a parcel for more than three times in a calendar year, and such amendments shall apply to all parcel owners.

SECTION 2. An Owner wishing to lease a lot must deliver to the Board of Directors a written notice containing the name, address, number of residents, vehicle type, license plate numbers to the HOA board. A background check of the person to whom the proposed leasing is to be made, along

with the terms of the lease and to ensure compliance to the Declaration of Restrictions is the responsibility of the owner

IN WITNESS WHEREOF, the undersigned, has hereunto set their hands and seal this 20 day of JULY, 2024.

Signed, sealed, and delivered

Witness 1

Donovan Chappell
Printed Name

Donna Marie Fraioli
Witness 2

Donna-Marie Fraioli
Printed Name

Directors of Woodlands Association, Inc.

By: [Signature]
RUSS KRENN, President

By: [Signature]
KATHY KRENN, Secretary

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of July, 2024 by Russ Krenn, as President, of Woodlands Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who have produced FLDL as identification.

[Signature]
Notary Public

My Commission Expires

STATE OF FLORIDA
COUNTY OF LAKE

DONNA-MARIE E FRAIOLI
Commission # HH 299638
Expires December 11, 2026

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of July, 2024 by Kathy Krenn, as Secretary, of Woodlands Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who have produced FLDL as identification.

[Signature]
Notary Public

My Commission Expires:

DONNA-MARIE E FRAIOLI
Commission # HH 299638
Expires December 11, 2026