

INSTR # 2022204628
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POLK COUNTY
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Prepared by and return to:
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**SECOND AMENDMENT TO THE COMMUNITY DECLARATION FOR
CREEKSIDE COMMUNITY ASSOCIATION OF POLK COUNTY, INC.**

WHEREAS, the members of the Creekside Community Association of Polk County, Inc., a Florida not-for-profit corporation (the "Association"), desires to amend the Community Declaration, as recorded in the Official Records Book 6660, Pages 1465 to 1548, Public Records of Polk County, Florida, and the Amendment to the Community Declarations for Creekside Community Association of Polk County, Inc., as recorded in the Official Records Book 9167, Pages 677 to 678, Public Records of Polk County, Florida (referred to herein collectively as the "Declarations"), and

WHEREAS, the Association desires to comply with Chapter 720 of the Florida Statutes, as may be amended from time to time, said Declarations shall be amended as set forth herein.

Words in the text in the text which are lined through (–) indicated deletions from the present text words and the text which are underlined () indicates additions to the present test.

The foregoing recitals are true and correct and are incorporated into and form the Second Amendment to the Community Declarations. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration. In the event there is a conflict between the Second Amendment and the Declarations, the Second Amendment shall control. Whenever possible, the Second Amendment and the Declarations shall be construed as a single document. Except as modified hereby, the Declarations shall remain in full force and effect.

Amend Section 12.24.1 to add the following:

Section 12.24.1.12 The Maximum number of homes (cap) that may be leased in the community at any given time may not exceed ten percent (10%) of the total number of homes located within the community. No homes may be leased in the community when there is already ten percent (10%) of the homes leased without approval by the Board of Directors. Current, continuous* homeowners as of 6/21/2022 are exempt of this cap limit and may lease their home. Future homeowners that are not allowed to lease per Rent Cap may attend Board meeting to request waiver.

*Continuous: Broken if home is sold to any party, even if sold back to original owner. Inherited homes are continuous.

CREEKSIDE COMMUNITY
ASSOCIATION OF POLK COUNTY,
INC., a Florida not-for-profit corporation

By:

Scott Stanek
Scott Stanek, Its President

Attest: By:

Fredrica Rathburn
Fredrica Rathburn, Its Secretary

STATE OF FLORIDA New York
COUNTY OF POLK Oswego

BEFORE ME personally appeared Scott Stanek and Fredrica Rathburn, respectively as President and Secretary of the Creekside Community Association of Polk County, Inc., a Florida not-for-profit corporation, who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 5th day of July, 2022.

ROBIN A. DETTBARN
Notary Public in the State of New York
Qualified in Niagara County
Reg. No. 01DE6094689
My Commission Expires June 23, 2023

Rob. A. Detbarn
Notary Public, State of Florida
State of New York
Robin A. Detbarn
Print, Type or Stamp Name of Notary

[] Personally known to me, or
☒ Produced identification
Type of identification produced: