

GRANT MALOY, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
BK 8910 Pgs 1781-1783 (3Pgs)  
CLERK'S # 2017046771  
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This instrument was prepared by:  
C. John Christensen, Esquire  
South Milhausen, P.A.  
1000 Legion Place, Suite 1200  
Orlando, Florida 32801

**CERTIFICATE OF AMENDMENT**  
**TO**  
**DECLARATION OF COVENANTS AND RESTRICTIONS**  
**OF**  
**ESCONDIDO**

THE UNDERSIGNED Officers of the ESCONDIDO COMMUNITY ASSOCIATION, INC., the not for-profit Florida corporation organized and existing to operate and maintain ESCONDIDO, a Condominium, Section I, ESCONDIDO, a Condominium, Section II, ESCONDIDO, a Condominium, Section III, ESCONDIDO, a Condominium, Section IV, ESCONDIDO, a Condominium, Section V, ESCONDIDO, a Condominium, Section VI, ESCONDIDO, a Condominium, Section VII, and ESCONDIDO, a Condominium, Section VIII, according to amendments merging the Associations of these Condominiums as recorded in O.R. Book 2767, Page 1812, et. seq., and according to the Declaration of Covenants and Restrictions of ESCONDIDO, as recorded in O.R. Book 1259, Page 0791, et. seq., as amended, both of the Public Records of Seminole County, Florida, hereby certify and confirm that the following amendment to the Declaration of Covenants and Restrictions was approved by not less than two-thirds (2/3rds) of the Board of Directors at a Board meeting held MARCH 23, 2017, 2017. The undersigned certify that the amendment was proposed and adopted in accordance with the condominium and community documentation, and applicable law.

**Additions indicated by underlining**  
**Deletions indicated by ~~strike-through~~**  
**Unaffected, omitted, language indicated by ...**

**ARTICLE IX. -GENERAL RESTRICTIONS**

...

(g) Leasing.

(1) A Unit may be rented provided that the occupancy is only by the lessee and his family and is not less than ~~six (6) months nor more than~~ one (1) year, and provided that the lessee is approved by the ECA. The Board of Directors of the ECA shall have the right to set a reasonable fee to be paid in advance for consideration of and approval of a lessee. Failure by the ECA to take any action on the

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CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
SEMINOLE COUNTY, FLORIDA



BY Grant Maloy DEPUTY CLERK  
MAY 11 2017



approval of a lessee within thirty (30) days after receipt of a request for approval and the approval fee, if any, and any other information requested by the ECA shall be deemed to be approval. All leases shall be in writing and shall provide that any failure by the tenant to comply with the provisions of the Declaration shall be a default under the lease. This provision shall not preclude the ECA from approving renewals of leases.

(2) No more than twenty (20) units in Escondido purchased (or for which title has transferred to another person or entity by any other means) after the effective date of the Amendment adding this paragraph (2), may be rented at any point in time. Once this limit is reached, rentals of units purchased (or for which title has transferred) after the effective date of the Amendment may occur only if one or more of the twenty (20) rented units are no longer rented; in this regard, priority for new rentals up to the twenty (20) unit limit will be given based on length of time owned, with the unit owned the longest by the same owner being first. Owners of units acquired prior to the effective date of the Amendment may rent such units without being governed by this limit, subject to the lease agreement requirements set forth below.

(3) All lease agreements entered into, renewed, or modified after the effective date of the Amendment adding this paragraph (3) shall incorporate, or shall be deemed to incorporate, the following requirements:

(i) Be of a term not less than one (1) year;

(ii) Incorporate directly or by reference and apply to the tenant(s) all governing documents (including, but not limited to, the Declaration and the rules and regulations applicable to owners of units in Escondido adopted from time to time by the Association), with the specific exception that tenants shall not be entitled to any voting rights that are attributable to owners as set forth in the documents;

(iii) List specifically the names of all permanent occupants of the leased unit, one of whom must be 55 years or older, none of whom may be under the age of 17, and the total number of whom may not exceed the limits set forth in the governing documents applicable to owners;

(iv) Require the written notification of the Association's board of administration of any changes to the list of occupants within three (3) days of the occurrence of the change;

(v) Provide for the termination of the lease and eviction of the tenant(s) within thirty (30) days of written notice, from the Association to the unit owner, upon more than three (3) violations by occupants in the leased unit of any requirement of the governing documents (to include specifically the rules and regulations of the Association governing the use of the ECA or Recreational property by owners, tenants or their guests, and those providing for the quiet enjoyment of the community by its residents); and

(vi) Prohibit any subleasing or assignment and/or transfer of the lease by the tenant or owner.

...

**(The remainder of the Declaration is unchanged.)**



Executed this 23 day of MARCH, 2017.

Signed, sealed and delivered  
in the presence of witnesses:

ESCONDIDO COMMUNITY ASSOCIATION, INC.

By: Veronica Smith

By: [Signature]

Print: VERONICA SMITH

Print: ROBERT T. BURNETT

By: [Signature]

Print: Elizabeth S. Schacht

ATTEST:

By: Eileen Baco

By: Patricia Fluno

Print: Eileen Baco

Print: PATRICIA FLUNO  
(Secretary)

By: Lois Gordon

Print: LOIS GORDAN

(CORPORATE SEAL)

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

BEFORE ME, the undersigned authority, personally appeared ROBERT BURNETT  
and PATRICIA FLUNO to me personally known to be the President and  
Secretary, respectively, of ESCONDIDO COMMUNITY ASSOCIATION, INC., or having  
produced PERSONALLY KNOWN as identification and did/did not take an oath, and they  
severally acknowledged before me that they freely and voluntarily executed the same as such  
officers, under authority vested in them by said Corporation.

WITNESS my hand and official Seal in the State and County last aforesaid, this day of 23  
MARCH, 2017.

Candace A Keeler  
Notary Public, State of Florida at Large.  
Printed Name: CANDACE A. KEELER  
My commission expires:

