

Prepared by and Return to:
Leland W. Wilson
Association Legal Services
12600 World Plaza Ln #63
Fort Myers, FL 33907

(Space Above This Line For Recording Data)

**CERTIFICATE OF AMENDMENT AND RESTATEMENT TO THE RULES AND
REGULATIONS OF CAMILLE GARDENS NO. 3, INC**

WHEREAS, this Amendment is made on 30th day of March, 2021 to the Rules and Regulations of CAMILLE GARDENS NO. 3, INC. The original Declaration and Bylaws were recorded at Official Records Book 408 Pages 489, *et seq* of the Public Records of Lee County, Florida

WHEREAS, the Amended Rules and regulations are recorded as an exhibit hereto; and

WHEREAS, at a duly called meeting of CAMILLE GARDENS NO. 3, INC., on the 22nd day of February 2021 at which a quorum was present, the members approved the Amended Rules and regulations hereinafter set forth.

NOW, THEREFORE, the undersigned hereby certify that the following Amended Rules and regulations, are a true and corrected copy of the amendment as amended by the membership.

SEE ATTACHED

WITNESS my signature hereto this 21 day of April, 2021, at _____.

CAMILLE GARDENS NO. 3, INC

By: J. Thomas Lepola
J Thomas Lepola
(President)

Allison Cefalu
Witness Name: Allison Cefalu

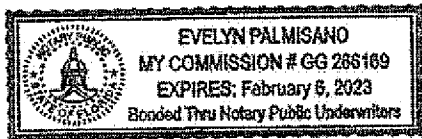
M. Solomon
Witness Name: Margasia Solomon

STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2021 by J Thomas Lepola President of CAMILLE GARDENS NO. 3, INC a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

EVELYN Palmisano
Printed Name of Notary Public
Evelyn Palmisano
(Signature of Notary Public)

Seal:



Attest: William Buyak
William Buyak
(Vice President or Secretary)

Allison Cefalu
Witness Name: Allison Cefalu

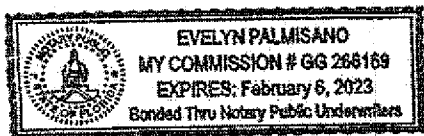
M Solomon
Witness Name: Margasia Solomon

STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2021 by William Buyak Vice President or Secretary of CAMILLE GARDENS NO. 3, INC a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

EVELYN Palmisano
Printed Name of Notary Public
Evelyn Palmisano
(Signature of Notary Public)

Seal:



**CAMILLE GARDENS NO. 3 OWNERS' ASSOCIATION, INC.
2020 RESTATED HOUSE RULES AND REGULATIONS**

The Camille Gardens No. 3 Condominium Association, Inc. Board of Directors has established the following House Rules and Regulations in full accordance with applicable Florida Statutes; the Declaration of Condominium and By-laws of Camille Gardens No.3. The Board of Directors has instructed Management Professionals, Inc. to administer these Rules and Regulations.

1. Complaints. Complaints must be called into Management and will be taken anonymously and handled by Management and the Board on a case-by-case basis.

2. Inspection of Books and Records: The meeting minutes, books and records of the Association shall be maintained at the Association's Principal Office or management agent's office and, subject to the limitations imposed by law, shall be open to inspection and available for copying by the Owners and institutional lenders, or their authorized agents, at reasonable times and places within ten (10) business days after receipt of a written request for access. Such parties may make or obtain copies of those records as provided by law.

3. Roof and Gutters: Owners are responsible for the maintenance, repair, and replacement of roofs and gutters, insuring they are always well maintained and have a neat appearance at all times. When a new roof is required, all old roofing materials must be removed from the building before the new roof can be installed. Multiple roofs shall not be allowed. Flashing exposure shall match surrounding buildings. All replacement Mansard sided roofs must use ELK "SHAKEWOOD" shingles. If the Mansard roof requires repair, and the original materials are no longer available, then the entire Mansard roof must be replaced with the above approved shingles. This must be approved in advance by the ARB/BOD Boards.

4. Exterior of Units – Each owner is responsible for the care, maintenance, and cleanliness of their home. Exterior of all homes must be kept in good condition. Walls, walks and driveways are to be kept free of dirt, debris, stains, and mildew.

Owners are permitted storage of trash and recyclables in the area behind the solar screen. Debris or household furnishings are not to be stored in the area around the house or behind or in front of the solar screen. Owner must keep the exterior free of clutter. Trash and recyclables shall be removed with the next scheduled trash pickup

The addition of a storage shed by any owner must be approved in advance by Architectural Review Board. Such shed base shall not exceed 6 ft. x 6ft., shed height shall not exceed the ceiling of the carport and shed shall be white in color or painted the exact same color as the house. The shed must be placed behind the solar screens, tied down to a poured concrete slab and maintained in good condition.

5. Carports: Shall be maintained free of stored materials and other debris creating a neat and attractive appearance. Handicapped aids such as scooters and other handicap appliances are permitted within the carport.

6. Television Satellite Receivers: The preferred antenna location is at the rear of a unit. The installation should not be unsightly when viewed from the front of the unit. All plans for installation are subject to "Architectural Review" and approval by the Board.

7. Storm Shutters: Exterior blinds or storm shutters are permitted, provided they are approved by the Board as to type, general appearance, and color as well as other considerations deemed necessary by the Board. ARB review and approval must be requested prior to installation.

8. Vehicles: Pick-Up Trucks, Trucks, Boats, Motor Homes, Trailers, Motorcycles and Motorbikes are not permitted within the complex. SUV's are permitted within the community. Pick-Up Trucks are permitted only during the delivery of goods and services. Any new owner who possesses a non-conforming vehicle may be granted (at the discretion of the board) a onetime, 45-day window in which to dispose of or make other arrangements for said vehicle. Vehicles belonging to a resident within the complex shall not bear commercial advertising. Owners must use discretion concerning guests with non-conforming vehicles parked within the complex and notify a member of the Board regarding same. Vehicles for handicapped purposes must bear handicapped plates/decals. All vehicles must be insured, registered and in legal operating condition.

9. Pets: Small pets, weighing no more than 30 pounds are permitted, but must be leashed unless trained to stay within the owner's property lines. No pets shall be permitted to roam the complex. Owners are required to pick up droppings immediately after their pets.

10. Laundry: May be hung outside but is not permitted overnight. Clothes must be hung behind the carport or in an area approved by the Board. No permanently mounted clothes drying devices are permitted.

11. Absentee Owners: Owners are required to ensure that the continuing maintenance of the property is addressed including but not limited to the care of landscaping and the annual cleaning (washing) of the structure. Owners who are in violation of this House Rule shall be notified in writing and given a four-week period to remedy the situation. Thereafter, "such expenses shall be charged to the Owner as an individual expense." (Language from the Declaration Article 9.5)

12. Parking: Neither unit owner nor their guest, tenants, nor occupants shall be permitted to park on any grassed area within the complex or to block any driveway. Occasional short-term parking on the street in front of an owner's unit is allowed for guests.

13. Leases or Rentals: Are permitted for periods of 60 days or longer. All leases must be approved in advance by the Board of Directors after the application and fees are presented.

14. An Adult Community: All interested parties should be advised that Camille Gardens No.3. Is a 55 and older adult community catering largely to older residents.

15. Landscaping: Homeowners are responsible for maintaining a well-groomed weed free, pleasing three-foot perimeter around the unit. Planting of flowers, small bushes and landscape shrubbery is allowed after Architectural Review and approval by the Board. Homeowners are not permitted to plant on "commons grounds" unless prior Architectural Review and Board approval had been granted.

16. Enforcement of these Rules: Any owner who violates these rules shall be notified in writing of this violation and shall remedy said violation within a four-week period. Thereafter the owner shall be subject to a fine of \$10 per day until the violation is removed. Violations of these rules are subject to action, including legal action as is required to remedy the violation. Owners violating rules will be held responsible for all costs involved in enforcing these rules, including but not limited to all legal costs and fees incurred by the Association. Enforcement is provided in the Amended and Restated Declaration of Condominium of Camille Gardens No. 3, Inc. Article 19, Compliance and Default.

17. Sales: Sales of any kind (tag, yard, garage, estate, moving, etc.) are not permitted within the community.

18. Insurance: Owners are required to maintain insurance on their property for all "risks not covered by the insurance carried by the Association". (Language from the Declaration, 10.9)

19. Signs:

- A. No signs may be posted on the premises except those approved by the Board for safety and community welfare.
- B. No business or rental signs, estate sale signs, large real estate arm signs are allowed on the "Common Elements" or within Camille Gardens No. 3.
- C. An Open House sign shall be allowed only on the day of the "Open House" and only while the realtor/agent is on site, and the Association has received prior notification of the Open House.
- D. "For Sale by Owner" signs may be displayed in interior window(s) of the dwelling. All signs shall be commercially printed.

20. Curbside Mailboxes: Unless a curbside mailbox already exists, the United States Postal Office may require that a new curbside mailbox be installed when property ownership changes. The installation and location of any new curbside mailbox must be approved in advance by the ARB/BOD Boards. The ARB has standardized the following curbside mailbox for Camille Gardens No. 3, Inc. community. (Mail Master Plus, P/N 5412, Black, and is available from "Lowe's" or "Home Depot".

21. Paint Color Standard: Building Exterior Color, Sherwin-Williams Satin Yellow paint. Driveway paint shall be: "Tuf-Top Pewter Gray", including grit additive to prevent slippage, available from SHERWIN - WILLIAMS.

22. Camille Gardens No. 3 House Yellow Formula

SHERWIN – WILLIAMS	04/08/11
Sher-Color (tm)	Order # 2111-0062145
EXTERIOR	ARCHITECTUAL
SUPER PAINT	LATEX
SATIN	IFC 8012

CAMILLE GARDENS III HOUSE YELLOW
CUSTOM MANUAL MATCH

BAC COLORANT	OZ	32	64	128
W1-White	10	41	1	1
Y3-Deep Gold	-	22	-	-

23. Forms: Attached

- ARB
- Sales/Leasing
- Housing for Older Persons Survey
- Key Holder/Owner Update
- Fining Hearing Procedures