Prepared By and Return To:
Marielle Westerman, Esq.
146 2nd St. N., Ste. 100
St. Petersburg, FL 33701

INSTRUMENT#: 2013061121, O BK 21678
PG 109-111 02/13/2013 at 02:29:47 PM,
DEPUTY CLERK: LPERTUIS Pat Frank, Clerk
of the Circuit Court Hillsborough County

CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF COVENANTS, RESTRICTIONS & EASEMENTS FOR
WINDSOR NEIGHBORHOOD ASSOCIATION, INC.

The undersigned officers of Windsor Neighborhood Association, Inc., the corporation in charge of the operation and control of Windsor Neighborhood, according to the Declaration of Covenants, Restrictions and Easements thereof as recorded in Official Records Book 10047, Page 1828 et seq., of the Public Records of Hillsborough County, Florida, hereby certify that the following attached amendment to the Declaration of Covenants, Restrictions and Easements was proposed and approved by an affirmative vote of not less than eighty percent of the total voting interests in the Association at a properly noticed meeting held on December 4, 2012. The undersigned further certify that the amendment was proposed and approved in accordance with the condominium documentation and applicable law.

IN WITNESS WHEREOF, Windsor Neighborhood Association, Inc. has caused this Certificate to be executed in its name on 1/22/13, 2013.

Witness

By: Maureen Meyering
(name, typed or printed)

Witness
Signature: Maureen Meyering

Witness

By: MICHELLE LUKER
(name, typed or printed)

Witness
Signature: Michelle Luker

Windsor Neighborhood Association, Inc.

By: Michael Kahn
Signature

MICHAEL KAHN
(name, typed or printed)
President

ATTEST:
By: Susan Nelson
Signature

Susan Nelson
(name, typed or printed)
Secretary

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to or affirmed and signed before me on January 22, 2013 by Michael Kahn (president, name of person making statement).

Lindsay M Wagar
(Signature of Notary Public- State of Florida)

Lindsay M Wagar
(Print, Type, or Stamp Commissioned Name of Notary Public)

✓ Personally Known
___ Produced Identification
Type of Identification Produced _____

LINDSAY M WAGAR
MY COMMISSION # EE858976
EXPIRES June 15, 2015
(407)398-0153 NotaryOfAmerica.com

PROPOSED AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS & EASEMENTS FOR WINDSOR NEIGHBORHOOD ASSOCIATION, INC.

ARTICLE XII
USE RESTRICTIONS

12.25 Leases. No portion of a Home (other than an entire Home) may be rented. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon material default by the tenant in observing any of the provisions of this Declaration, the Articles, the By-Laws, applicable rules and regulations or other applicable provisions of any agreement, document or instrument governing the Neighborhood or administered by the Association. Leasing of Homes shall also be subject to the prior written approval of the Association and the Association may reject the leasing of any Home on any ground the Association elects, including any debt to the Association. No lease shall be approved for a term of less than 90 days. Only 2 leases shall be permitted within a 365 day period, which 365 day period shall be deemed to commence on the date of the lease. This Section shall remain in force and effect for a period of 5 years from the date Owners other than Declarant elect a majority of the members of the Board. Thereafter, this Section shall remain in effect until Owners owning not less than 80% percent of the total voting interests in the Association vote to change this Section in whole or in part. As a condition to the approval by the Association of a proposed lease of a Home, the Association has the authority to require that a security deposit from the tenant in an amount not to exceed the equivalent of one month's rent be deposited into an escrow account maintained by the Association in the name of the tenant. The security deposit shall protect against damages to the Common Areas or Association Property. Within 15 days after the tenant vacates the Home the Association shall refund the full security deposit or give written notice to the tenant of any claim made against the security. Disputes under this Section shall be handled in the same fashion as disputes concerning security deposits under Section 83.49, Florida Statutes. The Owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury to persons or damage to property caused by the negligence of the tenant. All leases shall also comply with and be subject to the provisions of Section 12.26 hereof. Notwithstanding the foregoing, no Owner shall lease their Home until one year after the date of taking record ownership of said Home.

*** All other sections of Article XII remain in full force and effect.***