

**ADOPTED AMENDMENT TO THE DECLARATION OF
MAINTENANCE AND LAND USE PROVISIONS FOR
CRYSTAL LAKES HOMEOWNERS' ASSOCIATION OF MANATEE, INC.**

Article IV, Section 4.2(b) of the Declaration of Maintenance and Land Use Provisions for Crystal Lakes Homeowners Association, originally recorded at Official Records Book 2063, Page 870 Public Records of Manatee County, Florida is amended to add numbers (3)-(11) thereto.

Article IV, Section 4.2(b), numbers (3)-(11) are newly created as follows:

(3) The maximum number of Units that are allowed to be leased/rented at any given time are limited to 30% of the total number of Units within the Crystal Lakes community.

(4) No Unit shall be leased or rented for a period of less than twelve (12) continuous months. Advertising of an Owner's Unit on Airbnb, VRBO, or similar short term rental websites is forbidden.

(5) No Unit may be leased or rented by a new Owner who acquires title to any Lot during the first 12 months following transfer of title to a Lot. The Board of Directors is authorized to make hardship exceptions in its sole determination.

(6) No Unit will be leased or rented without a contract providing for full lawn and, if applicable, pool service paid for by either the Owner or the prospective tenant.

(7) The Board shall have the power to approve or disapprove any proposed tenant. No Unit will be leased or rented without the Owner and proposed tenant providing the Board or management a fully completed Lease/Rental Application, fully executed Lease, and signed agreement to abide by the Governing Documents.

(8) The Board may disapprove any person who does not complete the Lease/Rental Application, pay the Lease/Rental Application Fee, or comply with these provisions or those found in the Association Governing Documents.

(9) A fully completed Lease/Rental Application must include payment of a Lease/Rental Application Fee as determined by the Board from time to time.

(10) Owners shall indemnify and hold the Association harmless in any event in connection with the lease or rented property.

(11) The Board may promulgate rules to maintain the integrity of this provision.

END OF AMENDMENTS



This Instrument Prepared by and Return to:
Robert L. Tankel, Esquire
Address:
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, Florida 34698



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**CERTIFICATE OF AMENDMENT TO
DECLARATION OF MAINTENANCE AND LAND USE PROVISIONS FOR
CRYSTAL LAKES HOMEOWNERS' ASSOCIATION OF MANATEE, INC.**

I HEREBY CERTIFY THAT the attached adopted amendment to the Declaration of Maintenance and Land Use Provisions for Crystal Lakes Homeowners' Association, Inc., as originally recorded in Official Records Book 2063, Page 870, et seq., of the Public Records of Manatee County, Florida, was duly approved in the manner required by law.

IN WITNESS WHEREOF, we have affixed our hands this 29 day of June, 2021 in Manatee County, Florida.

CRYSTAL LAKES HOMEOWNERS' ASSOCIATION OF MANATEE, INC.

WITNESSES:

By: [Signature]
Andrew Peterson, President

[Signature]
Signature of Witness #1

Attest: [Signature]
Sharon Huddleston, Secretary

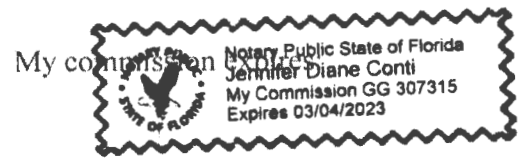
Edward J. Martini
Printed Name of Witness #1

[Signature]
Signature of Witness #2

William Paul Huddleston
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 29 day of June, 2021, by Andrew Peterson as President and Sharon Huddleston as Secretary of CRYSTAL LAKES HOMEOWNERS' ASSOCIATION OF MANATEE, INC., a Florida Not for Profit Corporation, on behalf of the corporation. They physically appeared before me and are personally known to me or have produced _____ and _____ (type of identification) as identification.



[Signature]
Notary Public
Printed Name: Jennifer Diane Conti