

**THIS INSTRUMENT WAS PREPARED BY:**

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**CERTIFICATE OF AMENDMENT  
TO  
THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND  
RESTRICTIONS  
FOR  
REGAL OAKS**

REGAL OAKS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit (the "Association"), the entity organized and existing to operate Regal Oaks, a Subdivision, according to the Declaration of Protective Covenants, Conditions and Restrictions for Regal Oaks recorded in Official Records Book 1649 at Page 2992 et seq., of the Public Records of Manatee County, Florida, as same has been amended and supplemented from time to time (the "Declaration"), hereby certifies as follows:

**(1) Amendment to Declaration.**

A new Section 26 of Article IV is hereby created and added to the Declaration, to read as follows:

**"Section 26. LEASING AND OCCUPANCY PROVISIONS. The following provisions are applicable to the leasing and occupancy of Lots within Regal Oaks.**

- A. No Lot shall be leased except in compliance with this Section 26. Each lease must be in writing, and a copy of same must be provided to the Association Board of Directors at least 10 business days prior to the starting date of the proposed lease. The Owner and proposed tenant must complete an application and background check and pay reasonable costs for same which shall include the full legal name and social security number of all proposed tenants who will occupy the property. All leases must receive written approval from the Board of Directors.**
- B. No Lot shall be leased for a period of less than one year. There may be no more than two (2) lease terms commence in any twelve (12) month period. No Lot shall be leased by an Owner until the Owner has owned the Lot for at least one year. The Board shall have the authority to grant variances to this rule in the event of hardship. No subleasing or assignment of Lease rights by a tenant is allowed without board approval.**
- C. All provisions of the Declaration and Rules and Regulations shall be applicable against any Occupant to the same extent as against the Owner. All leases shall include a provision stating that the tenant agrees to comply with the Declaration and the Rules and Regulations of Regal Oaks. The Board may, by resolution, delegate its responsibility to review leases to a manager, committee, or designated officer of the Association. Any Lease entered into without written approval of the Board as provided above, shall, at the option**

of the Board, be treated as a nullity, and the Board shall have the power to evict the Tenant by summary proceedings without securing consent to such eviction from the Owner. A covenant on the part of each Tenant, and other Occupant, to abide by the Rules and Regulations and the provisions of the Declaration, designating the Association as the Owner's agent with the authority to terminate any Lease agreement and evict the Tenant in the event of breach of such covenant, shall be deemed to be included in every Lease, whether specifically expressed in such Lease or not.

(2) **Approval.** The Amendment was adopted by the affirmative vote of not less than 75% of the Votes held by Members of the Association at the Special Meeting of the Association Members held on June 4, 2015. The Association officers certify that such amendment was duly proposed and adopted in accordance with the requirements of the Declaration and By-Laws and applicable Florida law.

(3) **Definitions.** Capitalized terms used in this Certificate shall have the meanings given them in the Declaration unless otherwise expressly defined herein.

**IN WITNESS WHEREOF**, the Association has caused this Certificate to be executed in its name by its officers thereunto duly authorized on the dates indicated below.

Signed, sealed and delivered:

**REGAL OAKS HOMEOWNERS' ASSOCIATION, INC.**, a Florida corporation


[Signature]  
Print Name: Rosalee Sumner (Neffs)  
[Signature]  
Print Name: Fony Bronza

By: Romolo Colilla  
Romolo Colilla, \_\_\_\_\_ President  
Date: June 4, 2015

STATE OF FLORIDA  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of Jun, 2015 by Romolo Colilla as \_\_\_\_\_ President of Regal Oaks Homeowners' Association, Inc. a Florida non-profit corporation, on behalf of the corporation, who is  personally known to me or  who produced Florida Driver's License as identification.

[Signature]  
Signature of Notary Public  
Print Name: \_\_\_\_\_

**NOTARY PUBLIC**  
  
**BARBARA A WILSON**  
MY COMMISSION # EE 158280  
EXPIRES: January 9, 2016  
Bonded Thru Budget Notary Services