

Prepared by and Return to:
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**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SWEETWATER RIDGE TOWNHOMES AT MAGNOLIA POINTE**

WHEREAS, that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions For Sweetwater Ridge Townhomes at Magnolia Pointe, is recorded in Official Records Book 4498, Page 2146, Public Records of Lake County, Florida ("Declaration"); and

WHEREAS, the Owners wish to amend the Declaration to provide for a working capital contribution to the Association and additional leasing restrictions; and

WHEREAS, Article 15 of the Declaration provides that the Declaration may be amended with the approval of a majority of a quorum of the Owners present in person, by proxy or by absentee ballot at a duly noticed Owners' meeting; and

WHEREAS, the necessary vote was obtained from the Owners at a duly noticed meeting to amend the Declaration.

NOW, THEREFORE, pursuant to the amendment procedures set forth in said Declaration, the following Amendments are hereby adopted:

- 1. A new Article 7, Section 7.12 is added to the Declaration which shall read as follows:**

7.12 Working Contribution / Transfer Assessment. In addition to the assessment obligations stated in Article VII of this Declaration, any

SWEETWATER RIDGE TOWNHOMES OWNERS
ASSOCIATION
1645 E HWY 50
STE 201
CLERMONT FL 34711



transfer of title to a Unit will require the new Owner to provide the Association a contribution to the working capital in the amount of two months' worth of the annual assessment or \$500.00, whichever is greater. The working contribution / transfer assessment may be used by the Association for any purpose not expressly prohibited by this Declaration or Florida Law, including defraying its operating budget.

2. Article 11, Section 11.4(x) of the Declaration is hereby amended to read as follows:

x. Leasing. In order to foster a stable residential community, prevent a transient community and eliminate certain problems the community has encountered due to the rental leasing of Units, the rental leasing of Units shall be in writing and no rental/lease shall be for less than six consecutive months. In addition, an Owner may not rent/lease their Unit more than two times in one calendar year. A copy of every lease shall be provided to the Association prior to the prospective tenant/renter's occupancy of the Unit and failure to provide a copy of the written lease to the Association shall constitute automatic grounds to deny an Owner's tenant from using the Association's Common Areas and recreational amenities. Effective April 1, 2015, an Owner may not lease his or her Unit during their initial twelve (12) months of ownership. Ownership commences upon the recording of record title to an Owner for a Unit in the public records of Lake County, Florida. The Association may adopt additional rules and regulations regarding leasing, including required background checks on proposed occupants.

CERTIFICATE OF AMENDMENT

I, Ronald A. Gillis, as President of Sweetwater Ridge Townhomes Owners Association, Inc., hereby certify that the necessary vote was obtained to amend the Declaration with the approval of a majority of a quorum of the Owners present in person, by proxy or by absentee ballot at a duly noticed Owners' meeting held on the 21st day of April, 2015.

Sweetwater Ridge Townhomes Owners Association, Inc.

Witnesses:
Mary Burns
Witness Signature
Print Name: Mary Burns
Date: 5-7-15

By: Ronald A. Gillis
[Signature] as President
c/o Sentry Management, Inc.
1645 E. Hwy 50, Unit 201
Clermont, FL 34711
Date: 5/7/2015

Mary Burns
Witness Signature
Print Name: Mary Burns
Date: 5-7-15

ATTEST:
By: WALTER R. STOUT
[Signature] as Secretary
c/o Sentry Management, Inc.
1645 E. Hwy 50, Unit 201
Clermont, FL 34711
Date: 5/7/2015

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 7 day of MAY, 2015, by [Signature] as President of Sweetwater Ridge Townhomes Owners Association, Inc. who is personally known to me or has produced _____ as identification.

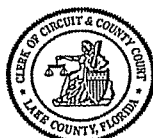
[Signature]
Notary Signature
Notary Stamp 

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this ___ day of _____, 2015, by WALTER R. STOUT, as Secretary of Sweetwater Ridge Townhomes Owners Association, Inc. who is personally known to me or has produced _____ as identification.

[Signature]
Notary Signature
Notary Stamp  3

DELETION INDICATED BY STRIKE-OUT, NEW TEXT INDICATED BY UNDERLINE



I certify that the foregoing is an accurate copy of the document as reflected in the Official Records. Portions may be redacted.
NEIL KELLY, CLERK OF CIRCUIT COURT LAKE COUNTY
By [Signature] Deputy Clerk 5/13/2015 4:21:54 PM