This instrument prepared by:
Law Offices of John L. Di Masi, P.A.
801 N. Orange Avenue, Ste. 500
Orlando, Florida 32801

CERTIFICATE OF APPROVAL OF THE AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CLEAR LAKE ESTATES

The undersigned authorities hereby certify that the members of Clear Lake Estates Homeowner's Association, Inc. have duly adopted the attached amendment to the Declaration of Covenants and Restrictions for Clear Lake Estates ("Declaration") as originally recorded in Official Records Book 7370, Page 3204, et seq., of the Public Records of Orange County, Florida.

The attached amendment to the Declaration was approved by owners representing at least sixty six (66) percent of all members of the Association, who executed a written consent without a meeting, accumulated between May 2, 2022 and July 30, 2022, in accordance Article XIII, Section 4 of the Declaration and Section 617.0701(4), Fla. Stat.

Witness our hands and seals this 1 day of December, 2022.

ATTEST

Jeff Chaffee, Secretary

CLEAR LAKE ESTATES HOMEOWNER'S ASSOCIATION, INC.

"Association"

By
Alaina Faiello, President

STATE OF FLORIDA
COUNTY OF ORANGE :

The foregoing instrument was acknowledged before me by means of * physical presence or ___ online notarization, this 1 day of December, 2022, by Alaina Faiello and Jeff Chaffee, as President and Secretary, respectively, of Clear Lake Estates Homeowner's Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

Felicita Almonte
(SIGN)

Felicita Almonte
(PRINT)

My Commission Expires:

FELICITA ALMONTE
MY COMMISSION #GG958605
EXPIRES: FEB 16, 2024
Bonded through 1st State Insurance

DOC # 20230006849
01/06/2023 07:46 AM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR CLEAR LAKE ESTATES

1. A new Article IX, Section 31 shall be added to the Declaration to read as follows:

Section 31. LEASING REQUIREMENTS. No more than 5% of Lots can be rented at a time in Clear Lake Estates. This limits the number of rentals to no more than 3-Lots. Lots may be leased only in their entirety; no fraction or portion may be leased without prior written Board approval and no part of any Lot shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation. All leases shall be first approved by the Board of Director, be in writing and for an initial term of not less than seven (7) months, except with written Board approval, or such other lesser duration as the Board in its sole discretion determines is necessary to prevent undue hardship. There shall be no subleasing of Lots or assignment of leases without prior written Board approval in its sole discretion. The lease for any Lot(s) by any OWNER must specifically state the following: (i) the lessee lets the Lot subject to the terms and conditions of this Declaration, the Bylaws, and the rules and regulations; (ii) OWNER shall be responsible for the care and maintenance of all landscaping of the Lot during the lease term. Within ten (10) days after executing a lease agreement for the lease of a Lot, OWNER shall provide the Board with a copy of the lease, the name and contact information of the lessee and all other people occupying the Lot, the address and contact information of OWNER. Any lease shall be subject to the requirements and approvals of this paragraph.