PREPARED BY:
KRISTIE P. MACE, ESQ.
ATTORNEY AT LAW
2030 McGregor Blvd.
FORT MYERS, FL 33901
Tel: (239) 333-2992

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CERTIFICATE OF RECORDING OF AMENDMENT TO THE AMENDED AND RESTATED SILVER LAKES RULES AND REGULATIONS, EXHIBIT F

THE UNDERSIGNED being the President of SILVERLAKES-GATEWAY ASSOCIATION, INC., a Florida non-profit corporation, do hereby certify that the attached Amendment to the Amended and Restated Silverlakes Rules and Regulations recorded as Instrument #2017000187447 in the Public Records of Lee County, Florida, and as referenced in the Declaration of Restrictive Covenants for Silverlakes-Gateway originally recorded in O.R. Book 2520, Page 485 *et seq.*, of the Public Records of Lee County, Florida, was duly approved, adopted and enacted by the affirmative vote of the required percentage of Board Members at a meeting called for that purpose at which a quorum was present held on the 15th day of November, 2017.

WITNESSES:

(Sign) _____

(Print) Markus Albrecht

(Sign) _____

(Print) P.J. STRATTON

SILVERLAKES-GATEWAY ASSOCIATION, INC.

BY: _____
Lauren Siegel, President of the Association

Dated this 22 day of November, 2017.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 22 day of November, 2017 by Lauren Siegel, as President of Silverlakes-Gateway Association, Inc., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

NOTARY PUBLIC:
Maureen Stratton
STATE OF FLORIDA (SEAL)
My Commission Expires:

MAUREEN STRATTON
Notary Public – State of Florida
Commission # GG 143935
My Comm. Expires Sep 17, 2021

PROPOSED AMENDMENT TO AMENDED AND RESTATED
RULES AND REGULATIONS
EXHIBIT F

RULE 2.

LEASES. Home sites may be leased, licensed, or occupied only in their entirety and no fraction or portion may be rented. No transient tenants may be accommodated in a Home site. All leases or occupancy agreements shall be in writing and a copy thereof shall be provided to the Association. A home purchased on or after January 1, 2018, shall not be leased for a period of twelve (12) consecutive months commencing on the date the deed is recorded in the public records of Lee County, Florida. Homes subject to a fully executed binding purchase contract dated before January 1, 2018 are not subject to this restriction.

Effective January 1, 2018, no Home site may be subject to more than two (2) leases that originate in any twelve (12) consecutive month period, regardless of the lease term. The minimum lease term shall be six (6) consecutive months and the maximum lease term shall be twelve (12) consecutive months. No new lease may begin until at least six (6) months have elapsed since the first day of the last lease. The Board may waive the restrictions of this paragraph upon a showing of good cause (e.g., the eviction or death of a tenant). The granting of a waiver may be subject to conditions and shall not create a binding precedent requiring a waiver be granted in the future even under similar circumstances.

~~No Home site may be subject to more than three (3) leases in any twelve (12) month period, regardless of the lease term. The minimum lease term shall be one (1) month. No new lease term may begin until at least one (1) month has passed since the first day of the last lease. The maximum lease term is one (1) year.~~ No time-share or similar arrangement is permitted. The Owner must make available to the lessee or occupants copies of the Declaration and related documents. All prospective lessees and the intended occupants of the Home site must be approved by the Association in advance of taking occupancy. The Board may disapprove a lease for good cause. In determining good cause the Board shall consider mitigating circumstances such as the recency of events. The Board shall adopt by resolution a list of good cause reasons that a lease may be denied. The Association may charge up to the maximum amount allowed by law to approve/disapprove a lease. The Association is authorized to evict any tenant that violates any of the governing documents of the Association or violates the law.

The Association is an equal opportunity provider of housing and shall not disapprove a lease for an illegal discriminatory reason.

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