

AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALMETTO POINT AND PALMETTO POINT 2

Amended April 21, 2022

29. Terms of Lease and Frequency of Leasing. No Home may be leased more often than three (3) times in any calendar year, with the minimum Lease term being four (4) continuous months or one hundred and twenty (120) continuous days. No new Lease shall begin until the original full term of the last Lease has expired. For purposes of this restriction, the first day of occupancy under the Lease shall conclusively determine in which year the Lease occurs. No Lease may be for a period of more than one (1) year. No subleasing or assignment of Lease rights by the lessee is allowed. The Lot Owner must provide a copy of the fully executed Lease to the Board at least ten (10) business days prior to the first day of the Lease. The advertising or offering of the Home for Lease or a lease term of less than as provided herein is prohibited. The Association is authorized to terminate any Lease in violation of this Section 29 or for any violations of the governing documents committed by the tenants and evict the occupants and/or seek an injunction for removal. The Association shall be deemed a "Landlord" as defined in Chapter 83, Florida Statutes for the limited purpose of filing and eviction action. In any action to remove tenants the prevailing party will be entitled to an award of its attorney's fees and cost from the non-prevailing party. A Lot Owner and his,her or its tenants are jointly and severally liable for all attorney's fees and costs incurred in the any action for removal.

Exhibit "B" to Declaration

Definitions.

J. "Lease" means the grant by a Lot Owner of a temporary right of use of the Owners Home for any form of valuable consideration paid by the occupant or on behalf of the occupant to the Lot Owner or to any other person or entity. The term "Lease" included but is no limited to occupancy pursuant to a license, transient rental agreement, home exchange, barter, or any other type of arrangement.