

Record and Return to:
Robert G. Rydzewski, Jr., Esq.
Cornett, Gooze & Associates, P.A.
P.O. Box 66
Stuart, FL 34995

=====THIS SPACE FOR RECORDER'S USE=====

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
NORTH PANTHER TRACE AT SAWGRASS LAKES P.U.D.**

The Declaration of Covenants and Restrictions for North Panther was recorded in the Public Records of St. Lucie County, Florida, at Official Records Book 1132, Page 2166 et.seq., and were amended at Official Records Book 1444, Page 2101 et.seq. The same Declaration of Covenants and Restrictions are hereby amended as approved by the members at the special members' meeting held on April 29, 2008.

1. Section 8.10 is hereby amended as follows:

8.10 Leasing of Lots with Dwelling Structures.

A. General. An Owner may lease only his entire Lot, and then only in accordance with the Declaration with the need for Association Approval. Each Owner shall be required to advise the Association in writing, of any lease or change in occupancy, and shall provide a copy of the lease to the Association upon execution of same. The Association shall be permitted to adopt a form for the Owner and/or lessee to execute providing reasonable information relating to same. North Panther Trace, HOA, has adopted a Third Party Lease Agreement for this purpose.

B. Contents of Lease Agreement. Prior to entering into lease, a criminal background check will be required for EACH ADULT who will be living in the residence, the cost of which shall be paid by either the Owner or lessee. Grounds for refusal are any serious misdemeanor or any felony. Every lease, whether oral or written shall contain, and if it does not contain, shall automatically be deemed to contain the following:

1. The lessee and all occupants shall abide by all provisions of the Governing Documents and reasonable Rules and Regulations, as amended from time to time, and the failure to do so shall constitute a material default and breach of the lease.

2. Any assessments or Charges, together with interest, late fees, costs and attorneys' fees, due and owing by the Owner/landlord shall be paid by the lessee directly to the Association, so long as the Association notifies the Owner/landlord and lessee of such sums due and owing, and lessee shall not be in breach of the lease

for making such payments and deducting same from the rent due and owing to the landlord; the foregoing shall not change the fact that the Owner shall remain primarily liable for the payment of any and all such sums to the Association until same are paid in full. Prior to leasing, the Owner must be current on all maintenance dues.

3. The parties recognize that the Association, as agent for the landlord/Owner, has the power to evict the tenants and occupants under Chapter 83, Florida Statutes, for violations of the Governing Documents and reasonable Rules and Regulations, as amended from time to time.

4. After Owner receives notification that his prospective tenant has passed the criminal background check, either the Owner or lessee must post a \$500.00 security deposit to North Panther Trace Homeowner Association. The money will be held for the term of the lease, and no money from this deposit shall be used unless the property falls below the Minimum Level of Maintenance as outlined in the by-laws for North Panther Trace and which may be amended from time to time. The Owner will be notified in writing of the maintenance item(s) which need to be corrected and will be given a specific amount of time to correct the problem. Only when an Owner neglects his/her responsibility to make the necessary repairs or maintenance issues to his property, shall the Board use monies from this fund to make the necessary improvements to comply with the Minimum Level of Maintenance guidelines. At that time, the Owner will be notified in writing of the amount of money used from the deposit to make repairs or improvements.

5. Lessee shall meet with a member of the Board of Directors at which time he/she will be furnished with a copy of the Rules and Regulations. Lessee will be required to sign an affidavit stating that he/she has read the Rules and Regulations and that he/she, or their guests will abide by the rules.

C. Subleasing; Renting Rooms. Subleasing of Lot shall be absolutely prohibited. Furthermore, no rooms shall be rented in any Lot. The intention is that only Entire Lots may be rented, and Lots may not be sublet.

D. Frequency of Leasing. No lease shall be made more often than twice in any 12 month period. For purposes of calculation, a lease shall be considered as made on the first day of the lease term.

E. Lease Terms. The minimum permitted lease term shall be six months and the maximum permitted lease term shall be 12 months.

(The balance of Section 8 remain unchanged.)

2. The foregoing amendment to the Declaration of Covenants and Restrictions was adopted by the members by a vote sufficient for approval.

3. All provisions of the Declaration of Covenants and Restrictions are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 3 day of June, 2008.

WITNESSES:

[Signature]
Witness #1 Signature

CHARLES E. ANKRAM, II
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Cynthia N Couch
Witness #2 Printed Name

[Signature]
Witness #1 Signature

TREGORA COU. HARRIS
Witness #1 Printed Name

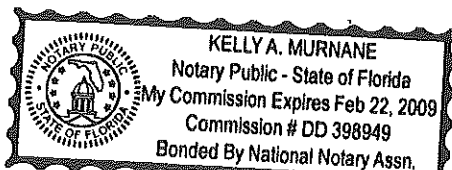
[Signature]
Witness #2 Signature

ROBERT KASSOK
Witness #2 Printed Name

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 3 day of June, 2008 by Kathy Eible as President of North Panther Trace Homeowners Association, Inc., [☒] who is personally known to me or [☐] who has produced identification [Type of Identification: _____].

Notary Seal



North Panther Trace Homeowners Association, Inc.

By: [Signature]
Kathy Eible, President

By: [Signature]
Christina Scherker, Secretary



Corporate Seal

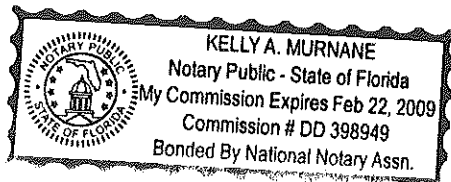
[Signature]
Notary Public
Commission Stamp/Seal:

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 13 day of June, 2008 by Christina Scherker as Secretary of North Panther Trace Homeowners Association, Inc., [K] who is personally known to me or [] who has produced identification [Type of Identification: _____].

Kelly A. Murnane
Notary Public
Commission Stamp/Seal:

Notary Seal



CERTIFICATE

North Panther Trace Homeowners Association, Inc., by its duly authorized officers, hereby certifies that the Amendment to the Declaration of Covenants and Restriction, a copy of which is attached hereto, was duly and regularly approved by the members at the special members' meeting held on April 29, 2008.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 3 day of June, 2008.

WITNESSES:

[Signature]
Witness #1 Signature

CHARLES E ANKLAM II
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Cynthia N Couch
Witness #2 Printed Name

[Signature]
Witness #1 Signature

Theodora Con. Woods
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Robert Kassof
Witness #2 Printed Name

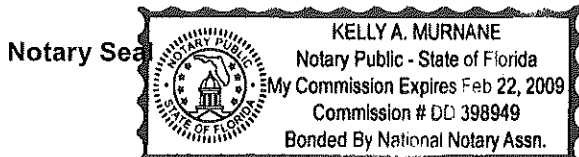
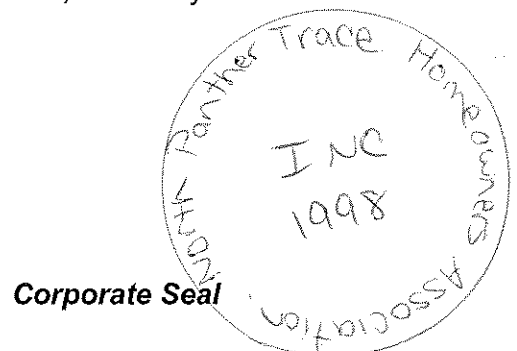
STATE OF Florida
COUNTY OF H. Wayne

The foregoing instrument was acknowledged before me this 3 day of June, 2008 by Kathy Eible as President of North Panther Trace Homeowners Association, Inc., [☒] who is personally known to me or [☐] who has produced identification [Type of Identification: _____].

North Panther Trace Homeowners Association, Inc.

By: [Signature]
Kathy Eible, President

By: [Signature]
Christina Scherker, Secretary

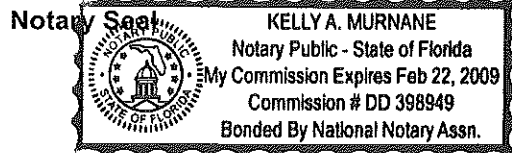


[Signature]
Notary Public
Commission Stamp/Seal:

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 3 day of June, 2008 by Christina Scherker as Secretary of North Panther Trace Homeowners Association, Inc., [X] who is personally known to me or [] who has produced identification [Type of Identification: _____].

Kelly A. Murnane
Notary Public
Commission Stamp/Seal:



JOINDER AND CONSENT BY
SAWGRASS LAKES MASTER ASSOCIATION, INC.

The Sawgrass Lakes Master Association, Inc., consents to the amendment to Section 8.10 of the Declaration of Covenants and Restrictions for North Panther Trace at Sawgrass Lakes P.U.D.

WITNESSES:

[Signature]
Witness #1 Signature

ROBERT KASSO
Witness #1 Printed Name

[Signature]
Witness #2 Signature

CHARLES E. ANGLIM II
Witness #2 Printed Name

Sawgrass Lakes Master Association, Inc.

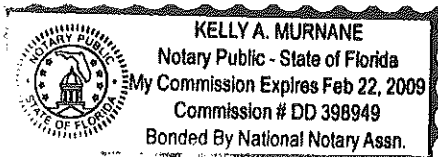
By: [Signature]
Edwin Forte, President

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 3 day of June, 2008 by Edwin Forte as President of Sawgrass Lakes Master Association, Inc., [☒] who is personally known to me or [☐] who has produced identification [Type of Identification: _____].

[Signature]
Notary Public
Commission Stamp/Seal:

Notary Seal



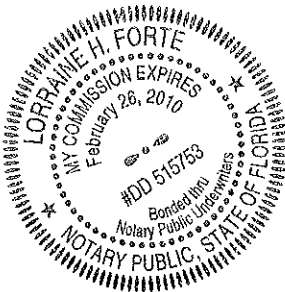
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**NORTH PANTHER TRACE HOMEOWNERS
ASSOCIATION, INC**

C/O Advantage Property Management
1111 SE Federal Hwy. Suite 100
Stuart, FL 34994
772-334-8900

June 25, 2008

Dear Unit Owner,

Enclosed please find a recorded copy of an amendment to your Declaration of Covenants and Restrictions that was approved by the members on April 29, 2008.

Please place the amendment with your original documents in a safe place.

Thank you.