



**CERTIFICATE
OF
AMENDMENT TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF STUART WEST
A PLANNED UNIT DEVELOPMENT**

The Declaration of Covenants, Conditions, and Restrictions of Stuart West has been recorded in the public records of Martin County, Florida at Official Records Book 503, Page 1548 et. seq., and amended at Official Records Book 920, Page 549, et. seq., Official Records Book 1176, Page 2507, et. seq., Official Records Book 1293, Page 2434, et. seq., Official Records Book 1406, Page 2157, et. seq., Official Records Book 1435, Page 1835, et. seq., Official Records Book 1617, Page 102, et. seq., Official Records Book 1932, Page 720, et. seq., Official Records Book 2274, Page 1658, et. seq., Official Records Book 2633, Page 1579, et. seq., and Amended and Restated at Official Records Book 2812, Page 846, et. seq., and re-recorded at Official Records Book 3048, Page 1651, et. seq. The same Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Stuart West, a Planned Unit Development is hereby amended as approved by the Membership by vote sufficient for approval by written consent.

1. Article VIII is amended to add a new Section 11 to read as follows:

**ARTICLE VIII
USE RESTRICTIONS**

Section 11. No transient rentals shall be allowed on any Parcel in Stuart West. All rentals must be for a minimum period of one (1) year and only one tenant may occupy the home during that one (1) year period. Furthermore, no rooms or any portion of a Parcel shall be rented. The intention is that only entire Parcels may be rented. Sub-leasing of a Parcel shall be absolutely prohibited. Owners intending to rent their Parcels must notify the Association in advance of occupancy by the renter and provide a copy of the lease to the Association. It is not the intention of this Article to grant the Association a right of approval or disapproval of renters. For purposes of this provision, AirBNB, Vacation Rentals By Owner, home swapping arrangements or similar temporary occupancy arrangements are considered transient rentals and are prohibited.

(The balance of Article VIII remains unchanged.)

2. The foregoing amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Stuart West, a Planned Unit Development was adopted by the Membership by vote sufficient for approval by written consent. The written consents are attached hereto.

3. All provisions of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Stuart West, a Planned Unit Development 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 16 day of May, 2019.

WITNESSES AS TO PRESIDENT:

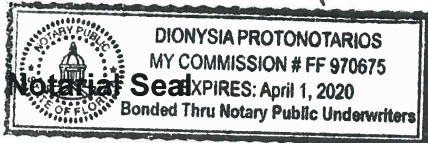
THE STUART WEST PROPERTY OWNERS ASSOCIATION, INC.

Patricia A. Knipper
Printed Name: PATRICIA A. KNIPPER
Philip Flieger
Printed Name: PHILIP FLIEGER

By: Robert A. Knipper
ROBERT A. KNIPPER, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on May 16, 2019, by Robert A. Knipper, as President of The Stuart West Property Owners Association, Inc. [] who is personally known to me, or [✓] who has produced identification [Type of Identification: FL.DC].



Dionysia Protonotarios
Notary Public

WITNESSES AS TO SECRETARY:

THE STUART WEST PROPERTY OWNERS ASSOCIATION, INC.

Patricia A. Knipper
Printed Name: PATRICIA A. KNIPPER
Philip Flieger
Printed Name: PHILIP FLIEGER

By: Erica Kinane-Keller
Erica Kinane-Keller, Secretary

CORPORATE SEAL



STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on May 16, 2019, by Erica Kinane-Keller, as Secretary of The Stuart West Property Owners Association, Inc. [] who is personally known to me, or [✓] who has produced identification [Type of Identification: FL.DC].

Dionysia Protonotarios
Notary Public

