

Rec. \_\_\_\_\_ This instrument was prepared by,  
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**CERTIFICATE OF AMENDMENT**

**TO THE DECLARATION OF CONDOMINIUM OF  
MEADOWS OF OCALA CONDOMINIUM I**

THE UNDERSIGNED, being dully elected officers of **SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.**, a Florida Corporation not for profit, organized and existing to operate according to the **DECLARATION OF CONDOMINIUM OF MEADOWS OF OCALA CONDOMINIUM I** recorded December 29, 1973, in Official Records Book 616, at Page 782 et seq., in the Public Records of Marion County, Florida, hereby certify and confirm that the following amendment to the **DECLARATION OF CONDOMINIUM OF MEADOWS OF OCALA CONDOMINIUM I** was approved by not less than seventy-five percent (75%) of the owners in person or by written proxy, at the special meeting of the members held on 16th of May, 2016. The undersigned Officers, being the President and Secretary, certify that the amendments were proposed and adopted in accordance with the governing documents and applicable Florida Law.

- Additions indicated by underlining
- Deletions indicated by strike-through (---)
- Unaffected omitted language indicated by ellipsis (...)

**DECLARATION OF CONDOMINIUM OF  
MEADOWS OF OCALA CONDOMINIUM I**

...

ARTICLE XII – CONVEYANCE AND SALES

...

A. Sale or Lease.

...

Section 3. Leasing of Unit.

All leases of a Unit shall be restricted to residential use. All leases shall be in writing and shall state the Association shall have the right to terminate the lease upon default by the tenant in observing any provisions of the Declaration and/or the Rules and Regulations of the Association as amended from time to time. Each lease shall contain the following provision:

The leasee hereby acknowledges its lease is subject to the Declaration, that leasee has read the same and agrees to be bound thereby, and that failure to comply with the same may result in certain remedies being applicable to leasee including, without limitation, termination by the Association of the lease without further notice and eviction by the Association, personal liability

of leasee and/or lessor for damages arising out of any violations of the Declaration and/or the Rules and Regulations of the Association, including reasonable attorney's fees and costs relating to the enforcement of the Declaration.

In the event the foregoing language is not contained in any such lease, then the foregoing language is hereby incorporated therein by reference. In the event a leasee or a leasee's invitee, guest, or licensee of a Unit occupies the same without a written lease, the occupancy thereof shall constitute an acceptance of the Declaration. Further, the leasee and the Owner/landlord shall sign a document provided by the Association acknowledging and agreeing to abide by the Declaration. The signed document shall be submitted to the Association prior to the start date of lease along with a copy of the lease and photo identification of the leasee if the Association approves the tenancy. In order for a tenancy to be approved, the proposed leasee must submit to a background check, fill out any board approved application or questionnaire, and provide any additional information needed to conduct the background check as needed, a fee of which the owner of the subject Unit shall pay the then prevailing fee for such background checks. Every occupant over the age of 18 will be required to have a background check performed. Applicants will be denied for the following reasons:

- The applicant has been convicted by a court of a felony involving violence to persons or property, or a felony demonstrating dishonesty or moral turpitude, and has not had their civil rights restored;
- The application for approval, on its face, or the conduct of the applicant, indicates an intent to act in a manner inconsistent with the Association's governing documents;
- The applicant has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other residences, social organizations or associations;
- Applicant's prior history of foreclosures or evictions; or
- The applicant has failed to provide the information required to process the application in a timely manner, or has materially misrepresented any fact or information provided in the application or screening process.

The total number of persons in residence in any apartment in Springwood Village shall be limited as follows:

<u>Efficiency and One Bedroom</u>	<u>2 persons</u>
<u>Two Bedrooms</u>	<u>4 persons</u>
<u>Three Bedrooms</u>	<u>6 persons</u>

No lease shall be for a term of less than twelve (12) months. The Association shall have the right to collect attorney's fees and costs against any tenant and the owner of the Unit in the event that legal proceedings must be instituted against such tenant for his/her eviction by the Association and/or for enforcement of the Declaration.

...

(The remainder of the Declaration is unchanged.)

Executed this 18 day of May, 2016.

Signed, sealed and delivered  
in the presence of witnesses:

Diane Sucky  
Print DIANE Sucky

Wendy Miquel  
Print Wendy Miquel

Springwood Village Condominium  
Association, Inc.

By: Barbara Foster  
Print BARBARA FOSTER President

ATTEST:

By: Debbie Smith  
Print Debbie Smith, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA )  
COUNTY OF MARION )

May, 2016, the undersigned authority, personally appeared Barbara Foster and Debbie Smith personally know to be the President and Secretary, respectively, of Springwood Village Condominium Association, Inc., who is () personally known to me or who has () produced \_\_\_\_\_ as identification.



Elizabeth Flores  
Notary Public, State of Florida  
My Commission Expires: 6/20/17