

This document prepared by
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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE FOREST**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOREST ("Amendment") was made and entered into on this 28th day of June, 2023 by the members of The Forest Club, Inc. ("Association"), whose address is c/o Bono and Associates, LLC, 766 N. Sun Drive, Lake Mary, Florida 32746.

WITNESSETH

WHEREAS, the Association is a not-for-profit homeowners association operating pursuant to Chapter 720, Florida Statutes; and

WHEREAS, the Association, is governed by, among other documents, that certain Declaration of Covenants, Conditions and Restrictions for The Forest, recorded on April 5, 1977, at Official Records Book 1117, Page 1760 of the Public Records of Seminole County, Florida, as such has been amended and/or supplemented from time to time, including by the Notice of Preservation of Covenants and Restrictions, recorded at Official Records Book 4940, Page 1683 of the Public Records of Seminole County, Florida (collectively "Declaration"); and

WHEREAS, Article V, Section 12 (as amended) of the Declaration provides that the Declaration may be amended in whole or in part by an instrument in recordable form duly executed by not fewer than two-thirds (2/3) of the total OWNERS; and

WHEREAS, the members of the Association desire to amend certain provisions of the Declaration as more particularly set forth hereinafter; and

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association, by two-thirds of the total votes of the Association agree as follows:

1. **Recitals**. The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Definitions**. Unless otherwise expressly set forth in this Amendment, capitalized terms appearing in this Amendment shall have the meanings ascribed to those terms by the Declaration or Bylaws as applicable.

3. **Amendments**. The following amendments are hereby made to the respective provisions of the Declaration:

(A) This constitutes a substantial rewording. See governing documents for current text. (note: additions are indicated by underlined text; deletions are indicated by ~~struck-through text~~.)

(B) Article VIII, Section 16 is hereby added as follows:

Article VIII, Section 16:

16. Leases for certain Owners. For all Owners who acquire title to a Lot after the recording date of this Amendment, and for all other Owners that so consent, (pursuant to Florida Statute §720.306(1)(h) (2023)), the following provisions shall apply only to such Lots: no Lot, or portion thereof, may be rented or leased to any individual or entity, or subjected to a rental agreement of any nature, for any length of time, by any Owner or any other person claiming any interest in such Lot.

4. **Construction.** To the extent that the terms, covenants and conditions of this Amendment are inconsistent with the terms of the Declaration, the terms, covenants and conditions of this Amendment shall control. In all other respects, the terms, covenants and conditions of the Declaration shall remain in full force and effect and unchanged in any manner.

5. **Headings.** The paragraph headings have been inserted for convenience and reference only, and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

6. **Severability.** Invalidation of any of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances, by judgment or court order, shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the foregoing has been adopted in accordance with the Declaration and has been executed by the following on June 28, 2023.

Witnesses 1:

Signature: [Signature]
Print Name: Linda Vendrillo

Association:

Signature: [Signature]
Print Name: David Barnes

As President of The Forest Club, Inc.

Witness 2:

Signature: [Signature]
Print Name: Kelly C Green

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

SWORN TO AND SUBSCRIBED before me, by means of physical presence or online notarization, this 28th day of June, 2023, by David Barnes as President of The Forest Club, Inc. who is personally known to me, and who did take an oath.

[Signature]
Notary Public
My Commission Expires: 11/3/2024

