

Document prepared by and please return to:  
Woodlands East HOA  
c/o: Bobbie Cooper  
987 Citrus Wood Court  
Longwood FL 32750  
(407) 332-8912

GRANT MALOY, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
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FOURTH AMENDMENT TO RESTRICTIONS  
ON REAL ESTATE FOR WOODLANDS EAST

This FOURTH AMENDMENT to the WOODLANDS EAST RESTRICTIONS ON REAL ESTATE ("Amendment") is made this 30 day of June, 2019, by Woodlands East Homeowners Association, Inc. ("Declarant") the successor to Gallimore Homes.

WHEREAS, Declarant has recorded the RESTRICTIONS ON REAL ESTATE by instrument dated April 7, 1983 and recorded in the Official Record Book 1449, Page 1361 thru 1363, of the Public Records of Seminole County, Florida ("Declaration"); and Amended May 18, 2003 in the Official Record Book 04830, Page 1827 thru 1828; and Amended March 20, 2006 in the Official Record Book 06166, Page 1027 thru 1029; and Amended February 17, 2009 in the Official Records Book 07136, Page 216 thru 219; and

WHEREAS, Paragraph 17 of the Declaration provides a method for these Declarations to be changed, amended, or modified; and

WHEREAS, the undersigned desires to amend and modify these restrictions; and,

WHEREAS, on January 25, 2019, the Declarant received the required 20 votes of the Homeowners necessary to approve this amendment,

NOW, THEREFORE, pursuant to the powers reserved by Declarant under the Declaration, Declarant hereby records this Amendment to Paragraph 7 in the Declaration which will run with the land, as follows:

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**New RESTRICTIONS ON REAL ESTATE:**

**1. Home Rent / Lease Limitations:**

1.1 For the purposes of this section, Rent, Rental, and Lease are used interchangeably and are meant to mean the same thing.

1.2 This section applies to all short and long term rentals including direct rentals to tenants and "hotel-type" rental agreements such as Airbnb, Craigslist, Nestio, Trulia, VRBO, Apartments.com, Sublet.com, Apartmentguide.com, and any other similar site.


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1.3 All Rental / Lease agreements made between the owner of a property and any tenant must include a clause in the agreement stating the minimum rental term is a minimum of 12 months.

1.4 After the initial 12 month rental period the renewal of a lease between the same owner and the same tenant is not subject to a minimum 12 month term.

1.5 No property may be sublet by a renter to another renter. Only the property owner can rent the property and the property can only be rented directly to a tenant.

IN WITNESS WHEREOF, Declarant has caused these presents to be signed this 30 day of June, 2019.

  
\_\_\_\_\_  
Russell Monckton, President

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2019 by Russell Monckton as President of Woodlands East Homeowners Association, Inc., a Florida corporation, who is personally known to me, on behalf of the corporation.

  
\_\_\_\_\_  
Notary Public, State of Florida

