

Prepared by and after recording return to:
Laura Pernesiglio, Director
Serenoa Homeowners Assoc., Inc.
1910 82nd Ave Suite 102
Vero Beach FL 32966

**SECOND AMENDMENT TO THE MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA
SUBDIVISION**

This Second Amendment to the Master Declaration of Covenants, Conditions, Reservations and Restrictions for Serenoa Homeowners Association, Inc. (hereinafter the "Association").

WHEREAS, Serenoa, L.L.C. (hereinafter the "Developer") has caused the Declaration to be recorded in Official Record Book 2023, Page 2224 on April 25, 2006 in the public records of Indian River County, Florida; and

WHEREAS, the Association desires to amend the Declaration in accordance with Section 4 of Article XII of the Declaration and the Developer consents thereto; and

WHEREAS, it is the Association's desire to amend the Declaration and to record writing in the public records of Indian River County, Florida evidencing said amendment.

NOW THEREFORE, the Association hereby amends the Declaration as follows and in accordance with the procedures set forth in Article XII, Section 4 of the Declaration and the Developer joins in and consents to said amendment:

1. Article VIII Section 14 of the Declaration is added as follows:

Section 14. Leases: All leases must be for a period of no less than six (6) months. The only exceptions to this rule will be for reasons of proven hardship with approval from the Board of Directors being required. All persons who are present in the community must comply with the Covenants and Restrictions. In order to enforce this provision, all Owners leasing or renting their Units shall be required to incorporate the following provision in their lease or rental agreements (substantially in the following form)

The Leased Premises are a part of the Serenoa Community. All persons occupying property in Serenoa are required to observe the Covenants and Restrictions, including Clubhouse and Pool Rules, of Serenoa. Copies of the Covenants and Restrictions are to be obtained from the Landlord including clubhouse and pool rules.

In addition, all Owners leasing their Units are required to provide the Association with a copy of the lease and the names and addresses of the Landlord and the Tenant unless they are contained in the lease or rental agreement.

IN WITNESS WHEREOF, the Association has caused this Second Amendment to the Declaration to be executed in its name by its proper and duly authorized officer and is joined by the Developer which has consented thereto and caused this Second Amendment to the Declaration to be executed in its name by its proper duly authorized officer, this 1 day of June, 2011.

Signed, sealed and delivered
In the presence of:

Serenoa Homeowners
Association, Inc.

Laura Perrisiglio
PRINTED: Laura Perrisiglio

James Adams
James Adams, Director

Christine S. Weiss
PRINTED: CHRISTINE S. WEISS

Signed, sealed and delivered
In the presence of:

Serenoa, L.L.C.

Laura Perrisiglio
PRINTED: Laura Perrisiglio

James Adams
James Adams, Trustee of the Mardilla Trust,
Managing Member

Christine S. Weiss
PRINTED: CHRISTINE S. WEISS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was sworn to and acknowledged before me this 1st day of JUNE, 2011, by James Adams, Director of Serenoa Homeowners Association, Inc. and Trustee of the Mardilla Trust, Managing Member of Serenoa, L.L.C. ✓ who is personally known to me or _____ who produced _____ as evidence of identification.

Christine S. Weiss
Notary Public, State of Florida
My Commission Expires: 2/3/2015
SEAL

