

**CERTIFICATE OF AMENDMENT
TO PROTECTIVE COVENANTS OF
PARADISE GARDENS SECTION TWO**

WHEREAS, the Protective Covenants may be amended pursuant to the provisions of the document itself, or pursuant to Florida Statute §720.306 (b), which requires the affirmative vote of two-thirds of the voting interests of the Association, and,

WHEREAS, the requirements for amendment, as set forth in the aforesaid Statute have been met, including certification as hereafter set forth, and,

WHEREAS, the Protective Covenants, recorded in O.R. Book 44207, of the Public records of Broward County, Florida on June 19, 2007, do not contain any specific provision relating to the issue of Leasing of property within the Association or Amending the Protective Covenants themselves,

NOW THEREFORE, Article 15, LEASING, is hereby added to the aforesaid Protective Covenants, effective as hereafter indicated, as follows:

15. LEASING:

Property ownership requirement:

No application for, nor consideration of, the leasing of property shall be entertained by the Association, until the property has been owned by the party applying for approval of the leasing thereof, for not less than one (1) full calendar year, from the date of title recording. In the way of an example, if the property is owned for one full calendar year, and the approved tenancy commences April 1st, the termination date for such lease would be March 31st of the following year. This ownership time restriction shall not apply to property obtained through inheritance.

Prior Approval of Association:

All leasing of property shall be subject to the prior written approval of the Association. All leases shall be on forms approved in writing by the Association, and shall provide that the Association shall have the right to immediately terminate the lease and evict the tenant upon default by the tenant in failing to comply with any of the provisions of the Protective Covenants, Articles of Incorporation, By-Laws or Rules and Regulations of the Association.

Lease restrictions:

No Portion of a property (other than the entire property) may be leased. No rooms may be rented/leased and no transient tenants shall be permitted. No property may be leased for a period of more or less than (12) consecutive months, and only one lease, irrespective of its duration, may be approved during any one 12 month period. Tenants may not sublease the property.

Background check fee:

Association shall have the right to charge a reasonable fee for the purpose of having to perform a thorough background check of every application for tenancy.

Property ownership Limitation:

No person, either individually or in any other form of ownership, shall be permitted to be titled owner of more than two (2) properties at any one time.

IN ADDITION THERETO, Article 16, AMENDMENT is hereby added to the aforesaid Protective Covenants, effective as hereafter indicated, as follows:

16. AMENDMENT

Further amendments to the Protective Covenants shall be governed by the terms and conditions of this AMENDMENT, from and after its effective date (when recorded in the Public Records of Broward County, Florida).

(a) Proposal. Amendments to the Protective Covenants may be proposed by the Board of Directors by resolution adopted by a majority vote of the Directors present at any regular or special meeting of the Board at which a quorum is present or, in the alternative, by a written instrument signed by a majority of the Board, or by Owners of at least Twenty-Five Percent (25%) of the Units, whether by vote of such Owners as members of the Association at a special or regular meeting of the members or by written instrument signed by them.

(b) Notice. Notice of the subject matter of the proposed amendment to the Protective Covenants, shall be included in the notice of any regular or special meeting of the Association at which such proposed amendment is to be considered. Such notice shall include the full text of the proposed amendment(s).

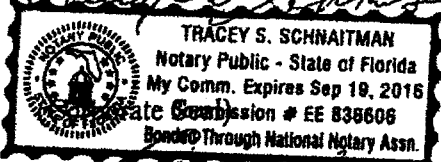
(c) Adoption. The proposed Amendment may be adopted, and shall become effective (as hereafter set forth), unless otherwise provided herein, by and upon the affirmative vote of at least Fifty-One Percent (51%) of the Owners represented in person or by proxy, at such meeting.

(d) Effective. The effective date of any Amendment shall be the date such is recorded in the Public Records of Broward County, Florida

THIS AMENDMENT has been approved as required under the provisions of Florida Statutes, Chapter 720, including, but not limited to Section 720.306(b). The execution and recording of this Amendment is in compliance with such.

This Amendment is being executed by the President and Secretary of PARADISE GARDENS SECTION TWO, a Not-For-Profit Corporation of the State of Florida, and the corporate seal affixed as indicated.

DATED this 15 day of May, 2014.



Jill Bagan
President
Marilyn Guido
Secretary

