

Prepared by and return to:
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**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR FIRENZE AT RENAISSANCE COMMONS**

WHEREAS, the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons was recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 17095 at Page 883; and,

WHEREAS, at a duly called and noticed meeting of the membership of La Florence at Renaissance Commons Homeowners Association, Inc., a Florida corporation, held on March 27, 2019, the aforementioned Declaration was amended pursuant to the provisions thereof.

NOW THEREFORE, the undersigned hereby certify that the attached amendments to the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons are true and correct copies of the amendments approved by the membership.

WITNESS my signature hereto this 15 day of APRIL, 2019 at Boynton Beach, Palm Beach County, Florida.

La Florence at Renaissance Commons Homeowners Association, Inc.:

Witness 1: [Signature]

Print Witness 1 Name:
Liza Tulesman

Witness 2: [Signature]

Print Witness 2 Name:
Daisy Vazquez

By: [Signature]
Lauren Scler, as President

Attest: [Signature]
David Houchard, as Secretary

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND
EASEMENTS FOR FIRENZE AT RENAISSANCE COMMONS
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STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that, on this 5 day of April, 2019 before me personally appeared Lawrence Seher (Print President's Name) and David Houghton (Print Secretary's Name), the President and Secretary, respectively, of La Florence at Renaissance Commons Homeowners Association, Inc., known to me personally to be such and acknowledged to me that the execution of the above certificate is the free and voluntary act and deed of them, and each of them, each himself and not for the other, and each acknowledged the facts therein stated are true as set forth. They are personally known to me or have provided _____ as identification and did take an oath. In the absence of indication of a type of identification, they are personally known to me.

My Commission Expires: Aug 31, 2022

Jasenia Irizarry
Notary Public

Print Notary Name: Jasenia Irizarry



JASENIA IRIZARRY
Commission # GG 237798
Expires August 31, 2022
Bonded Thru Budget Notary Services

Original Copy

VOTING ITEM 1

Proposed Amendment to Article 4, Paragraph 4.3, of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons

(new text is underlined; deleted text is overstricken)

4.3 ~~Leases.~~ No Owner shall lease his ~~Unit Improved Lot, or any portion thereof,~~ without the prior approval of the Association. Said approval shall not be unreasonably withheld. ~~Under no circumstances shall the A Unit Improved Lot, or any portion thereof, shall not be leased for a term period of less than twelve (12) six (6) months; and not more than twice during any twelve (12) month period.~~ For purposes of determining when the foregoing twelve (12) month period begins, the first day that a lessee or renter occupies a Unit pursuant to a lease shall be the first day of the twelve (12) month period. Only entire Units may be leased. No individual rooms or any portion of an individual room in any Unit shall be leased. All lease applicants for a Unit shall be jointly and severally liable for all rental payments and for all lease obligations. The approval of the Association that is required for the lease of Unit shall be obtained in the following manner:

- a) An Owner intending to lease a Unit shall deliver by registered or certified mail, return receipt requested, to the Association at its principal place of doing business, written notice of such intention along with such information concerning the prospective lessees and occupants as the Association may reasonably require, including, but not limited to, a copy of the proposed lease. The Association may require that prospective lessees and occupants submit to an interview as a part of the application process. Owners and renters/lessees who desire to permit a guest or other individual to occupy their Units for longer than thirty (30) consecutive days shall notify the Association in writing, shall provide the Association with such guest's information as may be reasonably requested by the Association's Board of Directors and shall obtain the Association's approval prior to such occupancy. The Association may require an application for occupancy by such guest in the same manner as a lease as provided herein.
- b) Within thirty (30) days after receipt of the requisite notice and all information concerning the prospective lessees and occupants that the Association may request and, after an interview, if required by the Board or committee, the transaction shall be approved or disapproved. The Association may conduct criminal background and credit verification research concerning the prospective lessees and the proposed occupants of a Lot and may conduct additional criminal background and credit verification research concerning such lessees and occupants after their initial application so that the Association may determine whether they remain qualified to reside in a Unit in the Association's community. The decision of the Association to approve or disapprove a lease shall be provided to the Owner and/or tenant, accordingly, in writing.
- c) The Association may charge a reasonable fee as determined by the Board of Directors for processing the request for approval that is required herein. Said fee shall be no less than \$100.00 and no higher than that which is allowed by Florida law.

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d) If, after approval of a lease as provided herein, the Association is made aware of any problem, dispute or violation of the Association's governing documents or rules and regulations, as may be amended from time to time, concerning any tenant that would justify the Association's disapproval of a renewal of such tenant's lease, the Association may disapprove the renewal of such tenant's lease, shall notify the Owner in writing of such disapproval and the renewal of a lease with the subject tenant shall not be made.

e) The following circumstances shall be considered violations of the Association's governing documents which disqualify one from occupying a Unit. The Association may disapprove any lease, lease renewal and/or occupancy of a Unit where any of the following circumstances exist:

1. There are any unresolved violations of Association's governing documents or rules and regulations by the Owner of the Unit to which the notice and/or application relates or by any of the Unit's lessees, tenants, residents, occupants, guests, licensees or invitees;

2. The notice and/or application reflects (or the Association otherwise discovers) that the lessee, tenant or occupant would, upon occupancy of the Unit, be in violation of a provision of the covenants and restrictions contained in Association's governing documents or rules and regulations, as may be amended, from time to time;

3. The Owner, lessee, tenant, resident, occupant or a guest, licensee or invitee is delinquent in the payment of any sums owed the Association, whether said sums are in the form of delinquent assessments, fines, a final judgment or any other claim by the Association against the Owner, lessee, tenant, resident, occupant, guest, licensee or invitee;

4. Any prospective lessee, tenant, resident, occupant or guest of the subject Unit is listed on the Florida Department of Law Enforcement's Sexual Predator List or is listed on another similar such list;

5. Any prospective lessee, tenant, resident, occupant or guest of the subject Unit has been convicted of a felony within ten (10) years of the date of the application to the Association that involved violence or the use of a deadly weapon;

6. A prospective lessee, tenant, resident, occupant or guest fails to submit to an interview with the Board of Directors or its agent;

7. All of the prospective lessees and tenants of a Unit on an application to lease or rent a Unit have a credit score which is less than 600 as identified by major U.S. credit scoring agencies (Equifax, TransUnion, and Experian, for

This is
a
draft
document

example and without limitation). At least one (1) of the prospective lessees or tenants on an application to lease or rent a Unit shall have a credit score which is 600 or greater or, in the alternative, demonstrate that he or she has monthly income that amounts to at least three (3) times the amount of one month's rent. In the event of any inconsistency among the credit scores identified by more than one credit scoring agency for the applicant, the Board of Directors shall be the final arbiter as to which credit score and/or credit scoring agency to rely upon in for purposes of this section.

The Association shall have no obligation to provide any substitute lessee in the event that a proposed lease notice or application is disapproved. The Board of Directors may, in its sole discretion, require the removal of lessees, tenants, residents, occupants and guests who occupy a Unit prior to obtaining the Association's approval pursuant to the provisions of this Declaration, who occupy a Unit in violation of the covenants contained in Association's governing documents or rules and regulations, as may be amended, from time to time, including, but not limited to, the covenants contained in paragraphs (d)(1) through (d)(7) inclusive, above, who fail to submit all necessary materials to the Association or who fail to submit to an interview.

Proposed Amendment to Article 6, Paragraph 6.5 of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons

(new text is underlined; deleted text is overstricken)

6.5 The parking or storage of automobiles and other motor vehicles is permitted only in garages, driveways and in such exterior parking spaces that have been designated by the Board of Directors for parking ("Designated Street Parking Spaces"); provided, however, that any vehicle parked in a driveway shall not protrude more than eighteen inches (18") beyond the perimeter of the driveway and driveways. Garages shall be used only for the purpose of parking motor vehicles therein and in no circumstances shall any garage(s) be converted for any other use. Other than parking permitted by the restrictions contained herein, there shall be no parking or storage of any vehicles permitted on any paved surfaces within the community, including, but not limited to, the swale, or alleyways, or green belt right of way area, roadways and the streets. Parking in the streets shall be in accordance with any and all municipal/county ordinance(s) and/or code(s). The streets and alleyways are available for use by the general public. Lessees, renters, tenants, other occupants and their licensees, invitees and guests shall not park any oversized vehicle within the community overnight during such hours as may be defined by the Board of Directors, from time to time and in its sole discretion, unless the same is parked in a driveway and does not protrude more than eighteen inches (18") beyond the perimeter of the driveway. For purposes of this paragraph, an oversized vehicle shall be defined as a vehicle that does not fit entirely within a Unit's fully enclosed garage with the garage door closed.

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VOTING ITEM 2

Proposed Amendment to Article 10, Paragraph 10.1(e) of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons

(new text is underlined; deleted text is overstricken)

(e) The Association may, in the sole discretion of its Board of Directors, shall provide basic cable television service to each Improved Lot.

VOTING ITEM 3

Proposed Amendment to Article 8, Paragraph 8.3.6 of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons

(new text is underlined; deleted text is overstricken)

8.3.6 Easement for Cleaning, Pressure Cleaning, Painting, Maintenance, Repair and Replacement of Roofs and Exterior of Townhouses The Association its agents and/or assigns shall have an easement to go onto the property of a Townhouse Owner(s) for the purpose of cleaning, pressure cleaning, painting maintaining, repairing and replacing the entire of roofs and roof gutters and painting the of exteriors of to the Townhouses and/or the multi dwelling buildings, as they deem necessary from time to time. The foregoing ~~This shall be an~~ a common expense and part of the General Assessments of the Association.

Proposed Amendment to Article 10, Paragraph 10.2(a) of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons

(new text is underlined; deleted text is overstricken)

(a) Exterior Building Maintenance The Association shall maintain the finished outside exterior surfaces of all Townhouse buildings. Such maintenance shall include, ~~but is not limited to~~ periodic pressure cleaning of the roofs and pressure cleaning and painting of the exterior of the Townhouse buildings. The Association's maintenance obligations shall specifically exclude the maintenance, repair and replacement of windows, other glass, screening, doors, exterior fixtures, other exterior improvements on a Unit and the improvements beneath the exterior surfaces of the Townhouse buildings and Units and shall pertain only to the finished outside exterior surfaces unless otherwise expressly stated herein. Any maintenance, repair and replacement required beneath the outside exterior surface of the Townhouse Buildings and Units shall be the obligation of the Owners thereof; provided, however, that, notwithstanding any language contained in this Declaration that may be construed to the contrary, the Association shall maintain, repair and replace as a common expense as part of the General Assessments the entire

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roof on all of the Units and Buildings and the entire roof guttering except in the event of a casualty (fire or windstorm, for example and without limitation) that damages any portion of the roof where the Owners shall be required to perform such roof maintenance, repair and replacement at their expense after obtaining the Association's prior written approval as to any and all roof specifications and architectural criteria that may be published separately, in the Board of Director's sole discretion. The Association may, in the sole discretion of the Board of Directors, install roof gutters on those Buildings that, as of the date of this amendment, do not currently have roof gutters as a common expense as part of the General Assessments, ~~and roof guttering.~~ The Association shall maintain all yard areas, landscaping, and all other parts of the exterior ~~not~~ not stated herein as being maintained by the Owner.

Proposed Amendment to Article 10, Paragraph 10.2(b) of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons

(new text is underlined; deleted text is overstricken)

- (b) Other Maintenance—The Owner shall have the responsibility for the care and maintenance of his or her private driveway and front sidewalk leading to Owners Unit so that they are kept free from excessive oil, grease stains and deposits, weeds and insects, or any encumbrances or damages. The Each Owner shall have the responsibility for the repair, maintain and replace at his expense all portions of his Unit which are not to be maintained by the Association and replacement of his or her roof and roof guttering. No Owner shall interfere in any way with the walls, fences and landscaping which serve as a buffer between the Property and the adjoining properties, lakes and roadways. No trees or hedges shall be removed from the landscape ~~buffer~~ or planting strips or park areas.