This instrument prepared by
And return to:
Kalei McElroy Blair, Esq.
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603

CERTIFICATE OF RECORDING OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS
AND CONDITIONS OF CARROLLWOOD VILLAGES PHASE III, VILLAGE XVI

WE HEREBY CERTIFY THAT the attached amendment to the Amended and Restated By-Laws of Chardonnay Homeowner's Association, Inc., an Exhibit to the Amended and Restated Declaration of Covenants and Conditions, as recorded in Official Records Book 23437, Page 1600, in the Public Records of Hillsborough County, Florida, was duly adopted by the Association membership, in the manner provided in the Governing Documents at a meeting held June 26, 2025.

IN WITNESS WHEREOF, we have affixed our hands this 15th day of October 2025.

WITNESSES:

Sign _____
Print name: John Mabey

Sign _____
Print name: Gail Gaskin

CHARDONNAY HOMEOWNER'S ASSOCIATION, INC.

BY: _____
Kalei McElroy Blair, as Association Attorney and Agent

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 15th day of October 2025, by Kalei McElroy Blair, as Association Attorney and Agent for Chardonnay Homeowner's Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC:

SIGN: _____

PRINT: _____

State of Florida at Large

My commission expires:

JESSICA ZEHR
Notary Public - State of Florida
Commission # HH 153956
My Comm. Expires Nov 11, 2025
Bonded through National Notary Assn.

ADOPTED AMENDMENTS TO THE BY-LAWS OF
CHARDONNAY HOMEOWNER'S ASSOCIATION, INC.

Adopted amendment to the By-Laws, Article VII, Section 11, to read as follows:

Article VII. GENERAL RESTRICTIONS.

Section 11. No owner may rent out his/her home during the first two (2) years of ownership. ~~After that time, when a home is rented out,~~ No lease of a home may be made for less than twelve (12) month consecutive period. A tenant/lessor/occupant or any other person may not sublease a unit. All subleases are void under this paragraph. No unit shall be used for transient or short-term leasing purposes. No unit shall be leased through a short-term rental company, including but not limited to Airbnb, VRBO, Vacasa, or Hello Landing. In no event shall a Unit be leased more than two (2) times within any calendar year, regardless of the lease term. In addition, not more than ten percent (10%) of Homes in the Association may be leased at any one time. Prior to the term of the Lease and the Tenant occupying the premises, the owner and/or the tenant will provide the association with a Fifteen Hundred Dollar ($1,500.00) Damage Deposit to cover damage to common areas caused by the renter. The deposit will be held in a noninterest bearing account by the Association. If there is no damage, the deposit will be returned to the owner/renter upon the expiration of the lease and the renter's removal from the home. If there is damage, the cost of repairs will be deducted from the deposit, and any balance remaining will be returned to the renter. If the deposit is not sufficient to pay for repairs, the remaining costs will be billed to the owner of the home. The Board of Directors may enact rules and regulations regarding rentals and approval procedures, including application fees and form lease agreements. All leases shall be considered on a first come first serve basis.

PLEASE NOTE: UNAFFECTED TEXT INDICATED BY ". . .";
DELETIONS INDICATED BY "STRIKE THROUGH"'
NEW TEXT INDICATED BY UNDERLINING