



Prepared by and Return to:
Petryk Ozim, Esq.
MARTELL & OZIM, P.A.
37 N. Orange Ave, Suite 500
Orlando, FL 32801
(407) 377-0890

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR FAIRWAY COVE

WHEREAS, that certain Declaration of Protective Covenants and Restrictions for Fairway Cove is recorded in Official Record Book 3978, Page 0432, Public Records of Orange County, Florida, as amended from time to time ("Declaration"); and

WHEREAS, Fairway Cove Homeowners' Association, Inc. ("Association") was the entity created to govern the real property described and made subject to the Declaration; and

WHEREAS, the real property described and made subject to the Declaration is also subject to and encumbered by the Master Declaration of Protective Covenants and Restrictions for MetroWest, recorded in Official Record Book 3759, Page 2756, Public Records of Orange County, Florida, as amended from time to time ("Master Declaration"); and

WHEREAS, pursuant to Article III, Section 3.2 of the Master Declaration, the Association is a Community Association subordinate to MetroWest Master Association, Inc. ("Master Association"); and

WHEREAS, pursuant to Article IV, Section 3 of the Declaration, the Master Association shall have the absolute power to require specific action be taken by the Association; and

WHEREAS, pursuant to the Rules and Regulations of MetroWest Master Association, Inc., as recorded in Official Record Document # 20170109586, Public Records of Orange County, Florida, the Master Association has required specific action be taken by the Association to adopt leasing restrictions for the real property made subject to the Declaration; and

WHEREAS, pursuant to Article XII, Section 6 of the Declaration, the Declaration may be amended at any time upon the approval of at least two-thirds (2/3) of the members of the Board of Directors; and

WHEREAS, the necessary vote was obtained for certain leasing restrictions and said leasing restrictions were joined and consented to by the MetroWest Master Association, Inc.

NOW, THEREFORE, pursuant to the Amendment procedures set forth in said Declaration, the following Amendment is hereby adopted:

- 1. Article XI of the Declaration is amended to add a new Section 26 which shall read as follows:**

Section 26. Leasing. All Leases shall be in writing and shall include the names of all tenants and occupants of the Lot. Owners shall submit no later than thirty (30) days after the commencement or renewal of the Lease the following to the Association:

- a. A copy of the Lease; and
- b. Copy of the then-current version of the MetroWest Crime Free Lease Addendum signed by all tenants and occupants eighteen (18) years of age or older; and
- c. Copies of the tenants' and occupants' criminal history report covering seven (7) years, which searches for convictions for any crime described within the then-current MetroWest Crime Free Lease Addendum for all proposed tenants and occupants eighteen (18) years of age or older; and
- d. Copies of tenants' and occupants' driver's licenses, state issued ID cards, Federal I-94's, I-20's, green cards or passports; and
- e. Any additional information deemed necessary by the Association.

Owners shall obtain copies of criminal history reports for all proposed tenants and occupants eighteen (18) years of age or older prior to approving any Lease and shall deny a Lease to any proposed tenant or occupant who has been previously convicted of any crime described within the then-current MetroWest Crime Free Lease Addendum. Owners shall deny a Lease to any proposed tenant or occupant who fails to provide any information as listed in sub-paragraphs (b), (c), (d) and (e) above. An Owner's approval of a Lease to any tenant or occupant who has been previously convicted of any crime as described within the then-current MetroWest Crime Free Lease Addendum shall render the Lease void and all tenants and occupants may be forcibly removed immediately by the Association. The failure of an Owner to provide to Association all required documents pursuant to this Section shall render the Lease void and all tenants and occupants may be forcibly removed immediately by the Association. Owners shall be responsible for all costs related to the forcible eviction of any tenant or occupant pursuant to this Section.

CERTIFICATE OF AMENDMENT

I, Michael Friedman, as President of Fairway Cove Homeowners' Association, Inc. hereby certify that this Amendment was duly adopted by the affirmative vote of at least two-thirds (2/3) of the Members of the Board at a duly noticed Board of Director meeting held on July 20, 2017.

Fairway Cove Homeowners' Association, Inc., a Florida not-for-profit corporation

Witness: [Signature]
Witness Signature
Print Name: Julie Sanchez
Date: 8/14/17

By: [Signature]
Michael B. Friedman as President
c/o Sentry Management, Inc.
2180 West SR 434, Suite 5000
Longwood, FL 32779
Date: Aug 14, 2017

Witness: [Signature]
Witness Signature
Print Name: Roguel Jbiles
Date: 8/14/17

ATTEST:
By: [Signature]
Bibi Anessa Smith Secretary
c/o Sentry Management, Inc.
2180 West SR 434, Suite 5000
Longwood, FL 32779
Date: Aug 14, 2017

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of August, 2017, by Michael Friedman as President of Fairway Cove Homeowners' Association, Inc., who is personally known to me or has produced _____ as identification, and by Bibi Anessa Smith, as Secretary of Fairway Cove Homeowners' Association, Inc., who is personally known to me or has produced Dr. Lucie as identification.

Notary Signature
Notary Stamp or Seal



JOINDER AND CONSENT OF MASTER ASSOCIATION

The METROWEST MASTER ASSOCIATION, INC., causes the foregoing AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR FAIRWAY COVE to be executed in its name and to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

Metrowest Master Association, Inc., a
Florida not-for-profit corporation

Witness: [Signature]
Witness Signature
Print Name: Julie Sanchez
Date: 7/04/17

By: [Signature]
Jim Drayton as President
2121 S. Hiawasse Road, 132
Orlando, FL 32835
Date: 7/04/17

Witness: [Signature]
Witness Signature
Print Name: Miguel Obiles
Date: 7/04/17

ATTEST:
By: [Signature]
Stina D'Uva as Secretary
2121 S. Hiawasse Road, 132
Orlando, FL 32835
Date: 7/04/17

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 25 day of July, 2017, by Jim Drayton, as President of Metrowest Master Association, Inc., who is personally known to me or has produced _____ as identification, and by Stina D'Uva, as Secretary of Metrowest Master Association, Inc., who is personally known to me or has produced _____ as identification.

[Signature]
Notary Signature
Notary Stamp or Seal:

