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Rept: 1202464 Rec: 27.00
DS: 0.00 IT: 0.00
09/10/08 Dpty ClerkJED PITTMAN, PASCO COUNTY CLERK
09/10/08 02:59pm 1 of 3
OR BK 7922 PG 1710

Record and Return To:
Southern Oaks of Pasco HOA, Inc.
4816 Fort Peck Road
New Port Richey, FL 34655

SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION, INC.
FOURTH AMENDMENT TO COMMUNITY STANDARDS

1. LEASING OF HOMES:

Declaration, Article VI, Section 1(L):

a. For purposes of this Community Standard, "leasing" is the regular, exclusive occupancy of a dwelling by any person(s) other than the property owner, who is a member of the Southern Oaks of Pasco Homeowners Association, Inc. (hereinafter referred to as the "Owner"), for which the Owner receives any consideration or benefit, including, without limitation, a fee, service or gratuity. The improvements on the Leased Lot may be leased only in their entirety (e.g. separate rooms within the same dwelling may not be separately leased).

b. All leases must be in writing and shall set forth the name, address and telephone number of the Lot's Owner and of the tenant(s); the date the tenant's occupancy commences and ends; a description of each motor vehicle owned or operated by the tenant or members of the tenant's household; and a description of all pets to be kept at the Lot.

c. All leases shall include an acknowledgment by the tenant that the tenant and all occupants of the Leased Lot are bound by and obligated to comply with the Declaration of Covenants, Conditions and Restrictions and the Community Standards and any and all amendments thereto (hereinafter collectively referred to as the "Governing Documents") of the Association and that the tenant has received a copy of the Governing Documents. The Owner shall be responsible for providing a copy of the Governing Documents to the tenant prior to execution of the lease and shall monitor enforcement and compliance with the Governing Documents by the tenant.

d. If an Owner elects to permit a tenant to sublease during the term of the tenant's lease, such sublease shall be subject to the limitations and requirements established in this Community Standard to the same extent and effect as the original lease.

e. Within ten (10) days of a lease being signed for a Lot, the Owner shall notify the Association's managing agent of the rental status of the Owner's property by providing the attached Property Rental Information Form to the managing agent. At the end of the lease term, the Owner shall notify the Association's managing agent of such lease termination and/or lease renewal.

f. No Owner may assign or otherwise transfer the Owner's obligations under this Community Standard to any tenant. The Association shall have the right to enforce the covenants, conditions and restrictions set forth in the Governing Documents against the Owner, then the tenant or any member of the tenant's household, individually or collectively. The Association shall not be bound by any provision in the lease or other agreement between Owner and his/her tenant requiring prior notice or imposing other conditions on the rights of the Association.

g. Notwithstanding any condition of any lease to the contrary, each Owner, by acceptance of the deed to a Lot, hereby covenants and agrees with the Association and all other Owners of Lots in the Community, that the Owner shall be responsible for any violation of the Governing Documents resulting from the acts or omissions of his or her tenant, other occupants of the Leased Lot and their respective guests to the same extent that the Owner would be liable for such violation if it had resulted from the acts or omissions of the Owner or a member of the Owner's household or guests. The Owner's obligations hereunder shall be deemed a guaranty of performance by his or her tenant, and the Association shall have the right to take any action or seek any remedy for the tenant's failure or refusal to comply with the Governing Documents directly from or against the Owner without first taking such action or obtaining such remedy from or against the tenant.

h. Every Owner shall cause anyone occupying or visiting his or her Lot to comply with the Governing Documents and shall be responsible for all violations and losses they cause to the Common Areas, notwithstanding the fact that such persons also are personally responsible for complying and may be sanctioned for any violation.

i. No Lot may be used as a rooming house, hostel or hotel.

j. It will be the responsibility of each Owner to pay all local, state and or federal taxes applicable to the renting of their property.

Dated this 25th day of July, 2008.

Witnesses:

Susan A. Wood
Print Name: SUSAN A. WOOD

Janet M. Malafronte
Name: JANET M. MALAFRONTÉ
Title: President
Southern Oaks of Pasco Homeowners Association, Inc.

Jeanne E. Hangen
Print Name: JEANNE E. HANGEN

DATED: 7-25-08

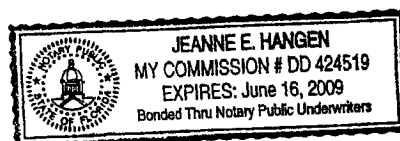
STATE OF FLORIDA
COUNTY OF PASCO

SWORN TO AND SUBSCRIBED before me this 25th day of July, 2008, by JANET M. MALAFRONTÉ, as President of the Southern Oaks of Pasco Homeowners Association, Inc. who is ☒ personally known to me OR who has ☐ produced _____ as identification.

Jeanne E. Hangen
NOTARY PUBLIC, State of Florida

My Commission Expires:

Printed Name: JEANNE E. HANGEN



SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION, INC.
PROPERTY RENTAL INFORMATION FORM

LEASED PROPERTY ADDRESS: _____

Owner's Name(s): _____ Current Home Phone: _____

Owner's Current Address: _____

Owner's E-mail Address (Optional): _____

Tenant's Name(s) (List all occupants and their approximate ages):

Tenant's Telephone Number: _____

Tenant's Vehicle(s) (List make and model for each vehicle to be kept at the Leased Lot):

Term of Lease: _____

Commencement Date and Termination Date of Lease: _____

Pets Allowed Pursuant to Lease: Yes _____ No _____

Number of Pets Allowed: _____ Type of Pets Allowed: _____

The undersigned Owner hereby certifies that he/she has explained to the above-referenced Tenant that the subject property is part of a deed restricted community and that the Tenant and all occupants of the subject property are subject to the Governing Documents of the Southern Oaks of Pasco Homeowners Association, Inc. The undersigned Owner also hereby certifies that he/she has provided the Tenant with a copy of the Declaration of Covenants, Conditions and Restrictions and the Community Standards and all amendments thereto.

By: _____
(Print Name)