

This instrument prepared by
And return to:
Ellen Hirsch de Haan, Esq.
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603

CERTIFICATE OF RECORDING OF
AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
SOUTHERN OAKS UNITS ONE, TWO, THREE-A, THREE-B AND FOUR

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Covenants, Conditions and Restrictions of Southern Oaks, Unit One, as amended in the amendments which added Units Two, Three-A, Three-B and Four, as recorded respectively in Official Records Book 1790, Page 888; and in the First Amendment to Declaration of Covenants, Conditions and Restrictions Annexing Southern Oaks, Unit Two, as recorded in Official Records Book 1837, Page 1190; and in the Second Amendment to Declaration of Covenants, Conditions and Restrictions Annexing Southern Oaks, Unit Three-A, as recorded in Official Records Book 3674, Page 399; and in the Third Amendment to Declaration of Covenants, Conditions and Restrictions Annexing Southern Oaks, Unit Three-B, as recorded in Official Records Book 3849, Page 1072; and in the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions Annexing Southern Oaks, Unit Four, as recorded in Official Records Book 4154, Page 1052; all in the Public Records of Pasco County, Florida, were duly adopted by the Association membership, in the manner provided in the Governing Documents at a meeting held December 11, 2019.

IN WITNESS WHEREOF, we have affixed our hands this 13th day of December, 2019.

WITNESSES:

SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC.

Sign

Print name: John Muley

Sign

Print name: Cady Alessi

BY:

As Association Attorney and Agent

STATE OF FLORIDA)

COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 13th day of December, 2019, by Ellen Hirsch de Haan, as Association Attorney and Agent for Southern Oaks of Pasco Homeowners' Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me.

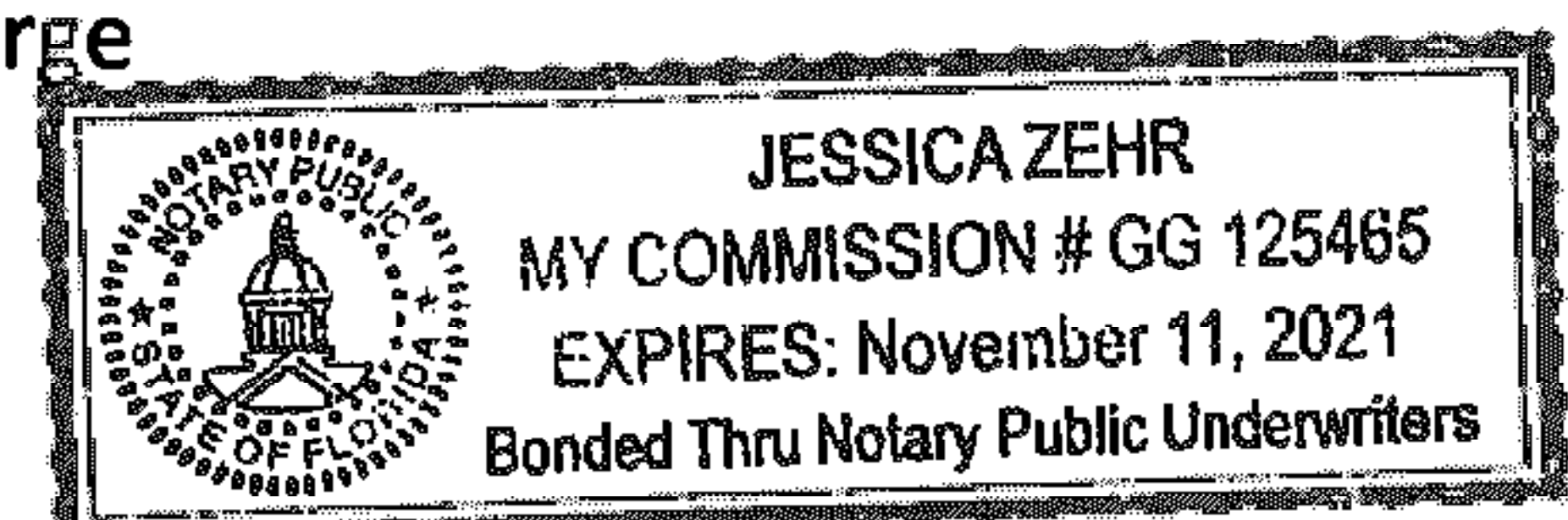
NOTARY PUBLIC:

SIGN:

PRINT:

My Commission Expires:

State of Florida at Large



ADOPTED SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
SOUTHERN OAKS

Adopted amendment to Article VI, Section 1, to add a new sub-section CC. to read as follows:

ARTICLE VI
Use Restrictions

SECTION 1. The Subdivision shall be occupied and used only as follows:

...

CC. The leasing of a home in Southern Oaks is subject to the following restrictions:

1. "Leasing" is defined as the regular, exclusive occupancy of a dwelling by any person(s) other than the property owner, for which the Owner receives any monetary consideration or other benefit. Homes may only be leased in their entirety. No rooms may be rented.
2. Minimum lease term is six (6) consecutive months.
3. No subletting is permitted.
4. Rentals are for residential purposes only, and leasing of any home as a "vacation" home through internet websites or other means, including, but not limited to: www.homeaway.com; www.hometogo.com; www.booking.com; www.airbnb.com; www.flipkey.com; www.rentbyowner.com; www.execstays.com; www.holidu.com; www.vrbo.com; etc.
5. All rentals are subject to the terms and conditions of this Declaration, and any Association Rules and Regulations.

NOTE: ADDITIONS ARE INDICATED BY UNDERLINING; AND UNAFFECTED TEXT IS INDICATED BY ...