

OASIS COVE AT LAKESIDE MASTER CONDOMINIUM ASSOCIATION, INC.**AMENDMENT TO RULES AND REGULATIONS**

The following Amendment to Rules and Regulations ("Amendment") has been adopted by the Board of Directors ("Board") for Oasis Cove at Lakeside Master Condominium Association, Inc. ("Association") on the 12th day of May, 2020. This Amendment is intended to amend the Association's Rules and Regulations recorded as Instrument No. 20170528214 in the Public Records of Orange County, Florida ("Rules"). To the extent this Amendment conflicts with the Rules, this Amendment shall control; however, all other provisions of the Rules remain in full force and effect. The definitions of the capitalized terms in this Amendment, unless otherwise defined herein, shall have the same meaning as those set forth in the Governing Documents.

The section of the Rules titled "Rental Agreement and Lease Registration/Restrictions" is deleted in its entirety and replaced with the following:

RENTAL AGREEMENT AND LEASE REGISTRATION/RESTRICTIONS**I. Rental Agreement and Lease Registration**

1. For the purposes of these Rules, "Owner" shall mean and refer to a Unit Owner as defined in the Declaration of Condominium For Oasis Cove I at Lakeside Village and Declaration of Condominium For Oasis Cove II.
2. For the purposes of these Rules, "Rent", "Rental", "Rented", "Renting" and "Rental Agreement" shall mean and refer to any rental, lease, license or occupancy agreement, contract or arrangement, of any type or kind, including those made through websites or online companies, for the use and occupancy of Unit, or portion of a Unit, by a non-Owner in exchange of money, goods, services or any other type of consideration.
3. For the purposes of these Rules, "Resident" is an Owner who occupies his or her Unit or a Tenant. An Owner who has leased or rented his or her Unit shall not be a Resident under these Rules.
4. For the purposes of these Rules, "Substantially Similar Rental Agreement" shall mean and refer to a Rental Agreement containing most or all of terms, covenants, conditions and restrictions in the Uniform Lease and shall include all terms, covenants, conditions and restrictions pertaining or relating to the Association; however, if all terms, covenants, conditions and restrictions pertaining or relating to the Association are not included in the Rental Agreement, such Rental Agreement shall not be considered Substantially Similar Rental Agreement.
5. For the purposes of these Rules, "Tenant" shall mean and refer to any person identified in a current and valid Rental Agreement, which has been submitted to the

Association in accordance with these Rules and the Governing Documents and conforms to these Rules and the Governing Documents.

6. For the purposes of these Rules, "Uniform Lease" shall mean and refer to the Uniform Residential Lease for Use In Oasis Cove at Lakeside Village adopted and approved by the Board of Directors, as it may be amended from time to time. A copy of the initial Uniform Lease is attached hereto and incorporated herein.
7. The current Uniform Lease shall be available to Owners upon request at no individual cost to the Owners.
8. An Owner intending to Rent such Owner's Unit shall use the Uniform Lease or use a Substantially Similar Rental Agreement to memorialize the Rental.
9. An Owner intending to extend or renew an existing Rental shall comply with these Rules and the Governing Documents and shall memorialize such extension or renewal with a new Uniform Lease or use a Substantially Similar Rental Agreement to memorialize the Rental.
10. In the event an Owner elects to use Substantially Similar Rental Agreement, the Substantially Similar Rental Agreement shall include all terms, covenants, conditions and restrictions pertaining or relating to the Association found in Uniform Lease.
11. All Rental Agreements shall conform to these Rules and the Governing Documents to be valid.
12. An Owner Renting a Unit shall promptly notify the Association of the Rental, the name of each person occupying the Unit under a Rental Agreement, the term of the Rental and provide a copy of the Rental Agreement to the Association or the Association's designated representative.
13. A Tenant shall have all the use rights in the Master Condominium Association Property and Common Elements, such as the Facilities (as defined in the Rules), otherwise readily available for use generally by Owners and the Owner of the rented Unit shall not have such rights, except as a guest.

II. Lease Restrictions

1. All Rental Agreements shall be in writing.
2. Any Rental of Unit memorialized in anything other than the Uniform Lease or a Substantially Similar Rental Agreement is prohibited.
3. All Rental Agreements shall be for a term of not less than twelve (12) consecutive months in duration.

4. Rentals for a term of less than twelve (12) consecutive months in duration are prohibited.
5. No Rental shall be renewed or extended for a period of less than twelve (12) consecutive months.
6. No Owner may Rent a Unit if delinquent in the payment of any Assessments or other monetary obligations due and owing to the Association.
7. Each Unit shall be used as a single-family residence only. For the purposes of defining single-family residence, the Association adopts the definition of "family" found in Article I, Section 35-1, of Code of Ordinances for Orange County, Florida.
8. Entire Units only may be Rented, provided the occupancy is only by the Tenants, the Tenants' family and guests, and no individual rooms may be rented.
9. All Owners are responsible for ensuring that their Tenants are familiar with and comply with the Association's Governing Documents and these Rules.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.

WITNESSES:

Luke Braa 5/12/2020
By: _____

Luke Braa as President of Oasis Cove at
Lakeside Master Condominium Association, Inc.

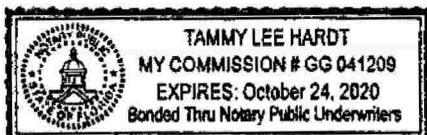
APPROVED
MAY 12 2020

Tammy Lee Hardt
By: _____

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

SWORN TO AND SUBSCRIBED was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 13 day of May, 2020, by Luke Braa as President of Oasis Cove at Lakeside Master Condominium Association, Inc., who is personally known to me or who produced _____, as identification, and who did take an oath.

Tammy Lee Hardt
Notary Public
My Commission Expires: 10/24/20



WITNESSES:

By: _____

By: _____

Mary Shisler

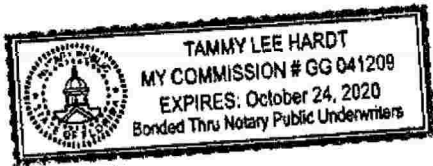
Mary Shisler as Secretary of Oasis Cove at
Lakeside Master Condominium Association, Inc.

APPROVED
MAY 12 2020

STATE OF FLORIDA)

COUNTY OF ORANGE)

SWORN TO AND SUBSCRIBED was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 13 day of May, 2020, by Mary Shisler as Secretary of Oasis Cove at Lakeside Master Condominium Association, Inc., who is personally known to me or who produced _____, as identification, and who did take an oath.



Tammy Hardt
Notary Public

My Commission Expires: 10/24/20