

THIS INSTRUMENT WAS PREPARED BY:
KAYE BENDER REMBAUM, P.L.
ANDREW B. BLACK, ESQ.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPANO BEACH, FLORIDA 33064

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HONEY LAKE

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Restrictions and Protective Covenants for Honey Lake, as described in Official Records Book 12740 at Page 324 of Broward County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 8 day of April , 2016, at PD. Box551492, Broward County, Florida.

By: bamelle Dinally

Print: Camille Dinally

Attest Hallmin E. C.

Print: Latherine E. Carran

STATE OF FLORIDA COUNTY OF BROWARD

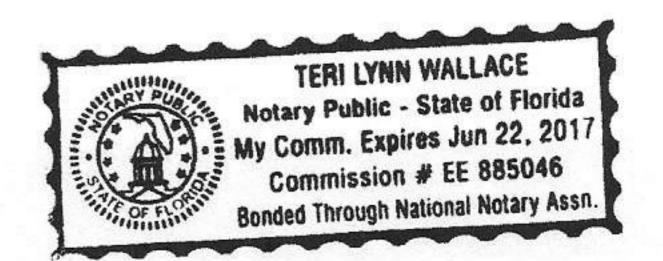
The foregoing instrument was acknowledged before me this ____ day of ________, 2016 by _________ day ________ as President and Kotherine Carson as Secretary of Honey Lake Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _________ as identification.

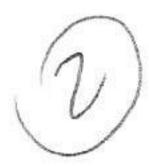
NOTARY PUBLIC:

sign Don Lu Race

State of Florida at Large

My Commission Expires:





AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HONEY LAKE

(additions indicated by <u>underlining</u>, deletions by strikeout, and unaffected language by " . . . ")

ARTICLE VI

Restrictions

. . .

Section 14. A Lot Owner intending to make a Leasing. bona fide lease of his or her Lot shall give to the Association a written notice of such intention to lease, together with the name and address of the intended lessee, and such other information as the Association may reasonably require, which may include a personal interview with the prospective lessee, at the discretion of the Board. In addition, the Board may require the payment of a transfer fee in an amount not to exceed the highest amount allowed by law as same may be amended from time to time. If the Board requires a transfer fee, no application shall be considered complete without the payment of the fee. Only those individuals approved by the Board, in advance and in writing, may occupy a Lot by lease. If the Board disapproves a lease, the lease shall not be made. All leases shall be in writing, be approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation, the By-Laws, the Rules and Regulations of the Association, or other applicable provisions of any agreement, document or instrument governing the Property. The costs associated with any action to terminate the lease by the Board will be the obligation of the lessor/homeowner and deemed to be an assessment against the Lot, collectible in the same fashion as any amendment herewith. The Association shall have the right to require of any tenants that such party deposits in escrow with the Association a sum not in excess of the highest amount allowed by law, as same may be amended from time to time which may be used by the Association to repair any damage to the Common Area or other property owned by the

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Association resulting from acts or omissions of the tenant(s) (as determined in the sole discretion of the Board). In the event Association should "draw" on such security deposit, tenant and/or Lot Owner shall be required to "replenish" such security deposit. Such failure will be deemed a violation of the Declaration and subject the tenant to removal. Regardless of whether or not expressed in the applicable lease, all Lot Owners shall be jointly and severally liable with their tenant(s) to the Association for any amount which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant or for the acts and omissions of his tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association. No Lot Owner may lease his or her Lot if the Lot Owner is not in "good standing" with the Association as a consequence of any outstanding unpaid assessment obligation or violation. No portion of a Lot (other than the entire Lot) may be rented. No lease shall be for a period of less than three (3) months or for a period of greater than one (1) year. Lots may not be leased more than one (1) time in any twelve(12) month period. Notwithstanding anything to the contrary herein, no Lot may be rented during the first year twenty-four (24) months following the acquisition of title of ownership, regardless of the manner in which title is obtained. In the event that title to a Lot is obtained with a tenant in possession under a previously approved lease term, subject to an existing approved lease, that lease may continue for the duration of the approved term or any approved renewal term. At the expiration of the approved term or renewal term, the Lot may not be rented for the twenty-four (24) month one (1) year period immediately thereafter. The Board of Directors shall have the right and power in its sole discretion to allow for a hardship exception to this twenty-four (24) month one (1) year moratorium on leasing of a Lot to meet extenuating circumstances and to avoid inequity. The making of one exception shall not be construed as precedent for later exceptions. This Section shall also apply to subleases and assignments and renewals of leases. The Board of Directors may adopt additional rules regarding restricting occupants of the Lots, including guests, from time to time. This Section shall not apply to any Lot owned by the Association.

. . .

Prepared by: Robert Kaye & Associates, P.A. 6261 NW 6th Way, Suite 103 Ft. Lauderdale, FL 33309

CERTIFICATE OF AMENDMENT TO DECLARATION OF RESTRICTIONS FOR HONEY LAKE, HOMEOWNER'S ASSOCIATION

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Restrictions for Honey Lake Homeowners' Association, as described in Official Records Book 12740 at Page 324 of the Public Records of Broward County, Florida were duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 10 day of June , 2005, at P.O. Box 551492 , Broward County, Florida. By: <u>Samille Dinally</u>
Print: <u>Camille Dinally</u>

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10 day of June , 2005 by Camille Dingly as President and Charles Rooms as Secretary of Honey Lake Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation. (They are personally known to me) or have produced as identification.

My Commission Expires:

NOTARY PUBLIC:

State of Florida at Large



AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HONEY LAKE

(Additions indicated by <u>underlining</u>, deletions by strikeout, and unaffected language by "...")

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such security deposit. Such failure will be deemed a violation of the Declaration and subject the tenant to removal. Regardless of whether or not expressed in the applicable lease, all Lot Owners shall be jointly and severally liable with their tenant(s) to the Association for any amount which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant or for the acts and omissions of his tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association. No Lot Owner may lease his or her Lot if the Lot Owner is not in "good standing" with the Association as a consequence of any outstanding unpaid assessment obligation or violation. No portion of a Lot (other than the entire Lot) may be rented. No lease shall be for a period of less than three (3) months or for a period of greater than one (1) year. Lots may not be leased more than one (1) time in any twelve(12) month period. Not withstanding anything to the contrary herein, no Lot may be rented during the first year of ownership, regardless of the manner in which title is obtained. In the event that title to a Lot is obtained subject to an existing approved lease, that lease may continue for the duration of the approved term. At the expiration of the approved term, the Lot may not be rented for the one (1) year period immediately thereafter. The Board of Directors shall have the right and power in its sole discretion to allow for a hardship exception to this one (1) year moratorium on leasing of a Lot to meet extenuating circumstances. This Section shall also apply to subleases and assignments and renewals of leases. The Board of Directors may adopt additional rules regarding restricting occupants of the Lots, including guests, from time to time.

. . .

This instrument was prepared by:
Robert Rubinstein, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

94-089029 T#001 02-24-94 10:41AM

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HONEY LAKE

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Restrictions and Protective Covenants, as recorded in Official Records Book 12740 at Page 324 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in Article VII, Section 6 of the Declaration of Restrictions and Protective Covenants.

IN WITNESS WHEREOF, we have affixed our hands this 10^{4L} day of FERRUARY, 1994, at ______, Broward County, Florida.

WITNESSES

Sign Susan Partie

Print Sugar Poulin

Print Pelvey Lowman

Honey Lake Homeowners Association, Inc.

Steve Cohen, President Address: 1000 SW 133 Terr. Davie, FL 33325

STATE OF FLORIDA

SS

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10-14 day of FEBRUARY, 1994, by Steve Cohen, as President of Honey Lake Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced ______ as identification.

NOTARY PUBLIC:

SIGN Paula Cournia

PRINT PAULA LOWINAN State of Florida at Large

My Commission Expires:

My Commission Expires Oct. 15, 1975 Bonded Thru Trey Fale - Insurance Inc.

(2)

BK21795P60519

AMENDMENTS TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HONEY LAKE



1. Article VI, Section 1 is amended to read as follows:

Section 1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one single-family home and one storage shed approved by the Architectural Control Board and in compliance with the Town of Davie Codes and Ordinances.

2. Article VI, Section 4 is amended to read as follows:

Section 4. Commercial Trucks, Trailers and Boats. Any commercial trucks, boats, house trailers, boat trailers or trailer of any description or recreational vehicles as defined by the Broward County Zoning Ordinances or Regulations in effect from time to time will be permitted to be parked on a Lot as long as said vehicle is in compliance with the Town of Davie Codes and ordinances.

3. Article VI, Section 6 is amended to read as follows:

Section 6. Signs. For sale signs/realty signs and one sign of not more than one (1) square foot used to indicate the name of the resident and security signs shall be permitted to be displayed on any Lot.

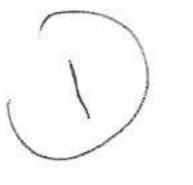
4. Article VI, Section 9 is amended to read as follows:

Section 9. Radio and TV Antennas. No exposed radio or TV antennas shall be permitted on the Property. However, satellite dishes will be permitted as long as they are in compliance with the Town of Davie Codes and Ordinances.

5. Article VI, Section 11 is amended to read as follows:

Section 11. Exterior Appearances and Landscaping. In order to maintain the high standards of the subdivision with respect to residential appearance all exteriors and landscaping shall be kept in a neat and orderly manner. All paint and siding shall be maintained properly. All exterior finishes shall be kept free of faded or peeling paint, molds or mildews. Aluminum foil may not be placed on windows or glass doors. No owner shall place any unsightly objects on the front, rear or side yards unless screened from public view through the use of berms, walls, fences, shrubs, hedges, trees or any combination thereof. All landscaping will be maintained in a neat and orderly manner as per Town of Davie Codes and Ordinances.

BK 2 | 795 PG 052



RESOLUTION OF THE BOARD OF DIRECTORS AMENDING THE BYLANS

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OF

HONEY LAKE HOMEOWNER'S ASSOCIATION, INC.

The Board of Directors of Honey Lake Homeowner's Association, Inc. at a special meeting for purposes of amending the Bylaws of the Honey Lake Homeowner's Association, Inc., having a quorum present, it was

RESOLVED that the Articles listed below be amended as follows:

ARTICLE III

MEETINGS OF MEMBERS:

Section 1. Annual Meetings. The annual meeting of the members shall be held on the first Wednesday of December of each year, at the hour of eight (8:00) o'clock P.M. or at a time designated by the Board of Directors deemed to be in the best interest of all members, at a location to be determined thirty days prior to the date of such meeting. Notice is to be provided to all members advising them of the date, time and place of such annual meeting at least thirty days prior to such meeting.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE:

Section 1. Number. The affairs of this Association shall be managed by a Board of seven (7) Directors who are members of the Association.

Section 2. Selection and Term of Office. At the annual meeting the members shall elect seven (7) Directors for a term of one year. At each annual meeting thereafter, the members shall elect seven (7) Directors for a term of one year.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA

COUNTY ADMINISTRATOR

Secretary - Honey Lake
Homeowner's Association, Inc.

(Corporate Seal)

(Honey\Bylaw.Res)

Honey Lake Homeowner's Ass. 1000 : 5.W. 133 rd Terrace Dance FL 33335 92 FEB 27 PM 4:20

BK 1921480655

500

PLAT BOOK 113

PAGE

PEAT LIMIT - 70' FLOWAGE ERSEMENT -----# 89747'37"I 294,398) 829,P 300,B.C.R. 351 (WEST-DESC) (351'-DESC) TRACT 48 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. I 88. 2, 8 IT, D.C.R. N N HAND BY DE 38' 15 North line, Tract 48 ADDITIONAL THOROUGHPARE DEDICATION IS "CARLAN MODILE HOME PARK" PS.79, P36, BCR. Approved:

TOWN COUNCIL.
THIS IS TO CERTIFY: That is
Davie, Florida, by Ordinance a
prelinance all theroughteres is NOTES:

© PR.M
o PC.P
B.M-indice U.E-indicates Utility Ear Chair

Board of the

Town

of Dovie, Florida,

AND ZONING DEPARTMENT day of FEB 20027, 1982 Attested fallicity Council and by a city.

PERCENTION

Treats 43,46,47 and 48, in Section II, Tewership 20 Sowin, Rusape 40 East, according to the public records of Front 43,46,47 and 48, in Section III, Tewership 20 Sowin, Rusape 40 East, according to the public records of Front 140 Coulomy, Fierida; LESS the West 38 test thereof, at 50 LESS to Sowin BR.65 Feet of soid Treat 45; ALSO LESS test sorting to the pattern thread, as recorded in Patt Book 17, 2 page 25, of the public records of Broward Country, Fierida; ALSO LESS test solicing to the pattern thread on the pattern thread thread on the pattern threa

COUNTY OF BROWARD

SS

this plat, have caused said lands to be subdivided and platted as hereon shown, said plat to be known as "FAMILY HOMES", being a resubdivision of a portion of Florida Fruit Land Company's Subdivision No.1 of Section II, Township 50 South, Range 40 East All thoroughfares are hereby dedicated to the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for proper purposes. The Lake is hereby dedicated to the FAMILY HOMES HOMES HOME OWNER'S ASSOCIATION" for proper purposes.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 10 day of 1980. day of april 1980

Witness'_ Witness FAMILY HOME DEVELOPERS INC. Title: See. Title

Witness Land &

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF BROWARD SS purposes therein expressed to be the individuals described in and who executed the foregoing dedication I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly acknowledgements white Carriers II and Senate L. Tomasek, President and they acknowledged before me that the uly authorized by low to administer oaths and take and Section with respectively, to me well known they executed the same freely and voluntarily, for uses display of Oppul, 1980.

STATE OF FLORIDA

TRACT 45 FRUIT LAND COMPANY'S SUBDIVISION NO. 1" P.B. 2, P. 17, D.C.R.

LAKE

3 899 49 43" W

\$69*48'53'W

S.W.

9th

445.23°

713,398 036

LEGEND

PLACE

S. W. 10th

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 10 day of 0 10 10 1980.

My Commission Expires the 16 day of Sagitt micks. 19.81. NOTARY PUBLIC MINISTER OF STATE OF FLORIDA

DEDICATION OF MORTGAGE HOLDER

DEDICATION OF MORTGAGE HOLDER
CERTAIN-TEED CORPORATION, a Maryland corporation, owner
does hereby join in the dedication shown hereon. and holder of a mortgage on this property recorded in O.R. Book 8673, Page 204, Broward County Records,

es hereby join in the dedication WITNESS WHEREOF We hereunto set our hands and affix the corporate seal in the City of Valley Forge,

CERTAIN- TEED CORPORATION County of Chester, State of Pennsylvania, this 147 day of April 1910

Witness: CORPORA Hicer 0.0 0

Witness: Wit

N 890 51'12" E S.W.

9th

"DRANGE PARK CLUB SECTION TWO" PB. 72, P 25 B.C.R.

COURT

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat
this 36 day of 15 444 1980 BY: 1884 County Planning Council approved this plat

d accepted for record.

HAROLO A PRIEST Bruce S. Slaskiews Date: County No. 19105 PLS. Reg. No. 2942

9-51'12 E (N.99-59'00" W DESC.).

5 W 1/4, Sec. 11-50-

PO.C

\$5.0(-DESC.)

H-81.81

6,47 & 48,SECTION II, uit Land Company's Subdivision of Davie,Broward County,Florida NORTH

A.D. 1971, COUNTY OF BROWARD FLORIDA SS SS HEREBY CERTIFY: That the attached plat, is a true and correct representation of the data

were set in ac inac standar with Section 177.091 of said Chapter 177, on this PER MANENT CONT 1982 one(I)

This plat dated at Fort Lauderdale, of ARIL 198 0

Florida, this

FLORIDA

OR. BK 10 E & T .21

Title Aury Sec. Pres

to dedication of Rights - of - Way for Traffic Ways by Resolution duly adopted

with regard

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TOREGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TOREGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TOREGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE THIS IS TO CENTRY COMMISSION IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE THIS IS TO CENTRY COMMISSION IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE THIS IS TO COMMISSION IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE MAKING AND FILING FOR RECORD OF MAKING FOR RECORD OF MAKI th the applicable requirements of Chapter 177, FLORIDA STATUTES,

and further that the PERMANENT REFERENCE MONUMENTS

The BENCH MARKS shown are referenced to N. G. VERTICAL DATUM year from recording of this plat.

James M. McLaughlin

Surveyor No. 2021, State of Florida

ROL POINTS will be set within

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