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DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $27.00

PREPARED BY:
RICHARD D. DeBOEST II, ESQ.

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE COLONIES AT BERKSHIRE LAKES

THE UNDERSIGNED being the President of THE COLONIES AT BERKSHIRE LAKES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, does hereby certify that the attached Amendments to the Declaration of Condominium of for The Colonies at Berkshire Lakes originally recorded in O.R. Book 1539, Page 1196 et seq. of the Public Records of Collier County, Florida, were duly approved, adopted and enacted by the Board of Directors and the affirmative vote of the required percentage of unit owners at a meeting called for that purpose at which a quorum was present held on the 17th day of February, 2015.

Dated this 6th day of March, 2015.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

WITNESSES:

(Sign) _____

(Print) Thomas E McGuire

(Sign) Brad A. Phelps

(Print) Brad A. Phelps

THE COLONIES AT BERKSHIRE LAKES CONDOMINIUM ASSOCIATION, INC.

BY: _____
President of the Association
Print: John Connolly

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 6th day of March, 2015 by John Connolly, as President of THE COLONIES AT BERKSHIRE LAKES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced _____ as identification and did take an oath.

SAMANTHA BONHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF183512
Expires 12/15/2018

NOTARY PUBLIC: _____
STATE OF FLORIDA (SEAL)
My Commission Expires:

Best Available Image

AMENDMENTS

TO

DECLARATION OF CONDOMINIUM
FOR
THE COLONIES AT BERKSHIRE LAKES

Note: Words ~~stricken~~ are deletions; Words underlined are additions.

K). Guest Occupancy. A "guest" is defined as a person who enters upon the Community property at the invitation of an Owner or approved Lessee, (or their respective families) for the purpose of visiting the Owner or approved Lessee (or their respective families), or utilizing the Common Area recreation facilities. Use or visitation without consideration (payment) distinguishes a guest usage from a tenancy. There are various types of guest uses, which are regulated as follows:

(1) Non-Overnight Visitation by Guests When Owner or approved Lessee is in Residence. There is no restriction against this type of guest usage, provided that same does not create a nuisance or annoyance to other residents, nor prevent their peaceful enjoyment of the premises. The Association may restrict guest visitation relative to convicted felons, including by not limited to registered sex offenders. Non-overnight guests need not be registered with the Association. Non-overnight guests shall be entitled to use the recreation facilities only when accompanied by the Owner (or an adult resident member of the Owner's family). The Board may establish additional restrictions on non-overnight guest usage of recreation facilities. such as maximum numbers of guests who may use common facilities, maximum numbers of common facility usages per guest, and the like. If guests reside in the Unit and have the Owner's or approved Lessee's assigned pool key, such guests are permitted to use the recreational facilities. No keys will be given by the Association to any guests residing in a Unit with or without the permission of the Owner or approved Lessee

(2) Overnight Guests When Owner or approved Lessee is in Residence. Owners or approved Lessee (and their respective family) may have related or unrelated overnight guests, so long as the Owner or approved Lessee is in simultaneous residence. There is no requirement for registration of this type of overnight guests with the Board. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Under no circumstances may more than six (6) adults (including the Owner or approved Lessee, and his family) sleep overnight in any Unit.

(3) Non-Overnight Guests in the Absence of the Owner or approved Lessee. Owners or approved Lessees are not permitted to have non-overnight guests use the recreation facilities when the Owner or approved Lessee is absent from the Unit. Owners or approved Lessees may have their Units inspected by caretakers, family members, etc. However, such individuals shall not be permitted to use recreational facilities.

(4) Un-related Overnight Guests in the Absence of the Owner or approved Lessee. Owners or approved Lessee are permitted to have overnight guests in the absence of the Owner or approved Lessee subject to the following conditions, and such other rules and regulations as may be

deemed necessary by the Board to effectuate the residential, non-transient nature of this Association. Registration of overnight guests in the absence of the Owner or approved Lessee with the Board is required. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses.

i. Non-Related Overnight Guests in the absence of the Owner or approved Lessee is limited to two (2) occupancies per calendar year with no occupancy exceeding 6 months. The limitation of Unit density in Section 21.(A) applies. Ten (10) days prior notice and registration with the Association is required.

ii. Related Overnight Guests may occupy a Unit in the absence of the owner. For the purpose of this clause, "related" means all persons who are staying in the Unit on an overnight basis, in the absence of the owner, are related to the Owner or primary occupant (by blood. marriage, or adoption) to the following degree: parent, grandparent, child, grandchild, or sibling.

(5) Guests Staying Longer Than 15 Days. Any guest other than a related overnight guest that occupies a Unit for more than fifteen (15) days, whether continuous or cumulative in any 365 day period, shall be deemed a tenant and must be approved in the same fashion as a lessee as provided for in this Declaration.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT