

This instrument prepared by/return to:  
Chase Mills, Esq.  
McCabe | Ronsman  
110 Solana Rd., Suite 102  
Ponte Vedra Beach, FL 32082

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
GREENLEAF VILLAGE**

The undersigned officers of Greenleaf Village Homeowners Association, Inc., the corporation in charge of the operation and control of a residential community known as Greenleaf Village (“Association”) according to the Declaration of Covenants and Restrictions for Greenleaf Village, as recorded in Official Records Book 3386, Page 58, et seq., of the Public Records of St. Johns County, Florida (“Declaration”), hereby certify that the following amendments to the Declaration were approved by vote of not less than two-thirds (2/3) of the membership at a duly-called meeting of the members held on June 1, 2022, pursuant to Article XI, Section 11.6 of the Declaration. The undersigned further certify that the amendments were proposed and approved in accordance with the governing documents and applicable law.

*(Additions are indicated by underline (with any additions in headings only indicated by double underline), deletions are indicated by ~~strikethrough~~)*

**ARTICLE VIII  
USE RESTRICTIONS AND RIGHTS AND EASEMENTS  
RESERVED BY DEVELOPER**

...

Section 8.33 **Leasing.** All leases must be in writing and shall be for a minimum period of six (6) consecutive calendar months. In addition, no Lot may be leased more than three (3) times during any calendar year. The lease of a Lot is defined as occupancy of the Lot and dwelling thereon by any person other than the Owner, whether pursuant to verbal or written agreement, where said occupancy by the non-Owner involves consideration (the payment of money, the exchange of goods or services, or any other exchange of value). The term “leasing” and “renting” shall be used interchangeably for the purpose of this Declaration. No individual rooms may be rented and no transient tenants may be accommodated. “Rent-sharing” and subleasing are prohibited.

The Association may adopt forms that Owners must complete incident to any lease of a Lot, which may request information the Association may deem appropriate, including, but not limited to, a copy of the lease agreement, the designation of a mailing address for the Owner to receive official Association correspondence, and contact information for the tenants and occupants.

In addition to all other remedies, and to the maximum extent allowed by law, the Association may levy reasonable fines against an Owner or Owner's Tenant for failure to comply with any leasing provision or restriction in this Declaration. Any fine may not exceed \$100 per day per violation. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$5,000.00 in the aggregate. A fine of \$1,000.00 or greater may become a lien against the Lot, which shall constitute an assessment on the Lot and shall be enforced in the same manner that liens for assessment are enforced pursuant to Article V hereof, and Chapter 720, Florida Statutes.

IN WITNESS WHEREOF, Greenleaf Village Homeowners Association, Inc. has caused this certificate to be executed in its name on this 8 day of June, 2022.

Witnesses

Greenleaf Village Homeowners Association, Inc.

[Signature]

Signature of Witness 1

MATTHEW GIOPATI

Printed

[Signature]

Signature of Witness 2

Michelle Moran

Printed

[Signature]

President

James R. Cook JR.

Printed

[Signature]

Secretary

Sandra Butler

Printed

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8th day of June, 2022, by James Cook, as President, and Sandra Butler, as Secretary, of Greenleaf Village Homeowners Association, Inc., on behalf of the corporation.

[Signature]

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification  
Type of Identification Produced: N/A

