

Instrument prepared by and return to:
Steven M. Falk, Esq.
Falk Law Firm, P.A.
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(239) 596-8400

(Space above line for recording information)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Renaissance Community Association, Inc., a Florida corporation not for profit, does hereby certify that the Board of Directors approved the amendments to the governing documents attached hereto as Exhibit "A" at the duly noticed and held meeting of the Board of Directors held on May 20, 2021, at which a quorum was present. The original Declaration of Covenants, Conditions and Restrictions for Renaissance was recorded in O.R. Book 3633, Page 4366, Public Records of Lee County, Florida and the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Renaissance was recorded in Instrument #2021000076510, Public Records of Lee County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.

Witnesses:

RENAISSANCE COMMUNITY ASSOCIATION, INC.
(SEAL)

J Prudell
Witness
Print Name: Jeanne Prudell

By: Jeff Stoops
Its: President

Valerie Nolin
Witness
Print Name: Valerie Nolin

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 20 day of May, 2021, by () physical presence or () online notarization, by Jeff Stoops, as President of Renaissance Community Association, Inc., the corporation described in the foregoing instrument, who is () personally known to me or who has produced _____ as identification.

(SEAL)

Irene Sasse
Notary Public, State of Florida
Irene Sasse
Printed Name of Notary Public
Serial Number: GG 177990
My Commission Expires: Jan. 22, 2022

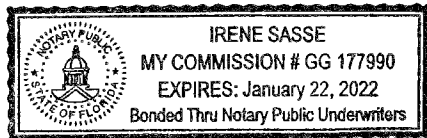


EXHIBIT "A"

EXHIBIT "C-1"

USE RESTRICTIONS

Additional language indicated by underlining.

Deleted language indicated by ~~hyphens~~.

Sections 3(a), (i) and (u) and 4 of the Use Restrictions are amended as set forth below.

3. Restricted Activities. The following activities are prohibited within the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

(a) Parking of any vehicles is:

[~~(i)~~ not amended]

(ii) parking of construction vehicles and equipment is prohibited before 7:00 a.m. and after 5:00 p.m. Monday through Saturday, and on Sunday and on the following Federal holidays (observed dates) -- New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day.

~~(iii) parking of commercial vehicles or equipment, mobile homes, recreational vehicles, pickup trucks, panel trucks, golf carts, boats and other watercraft, trailers, stored vehicles or inoperable vehicles anywhere within the Community other than in enclosed garages is prohibited; provided, construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area, and recreational vehicles and boats may be parked in driveways for not more than 24 hours while loading and unloading, which shall not occur more than twice per month.~~

~~(iii) the overnight parking of more than three (3) vehicles in the driveway of a Parcel containing a leased Unit is strictly prohibited.~~

[(b) through (h) not amended]

(i) Posting or maintaining any sign, banner or advertisement, unless approved by the Association under Section 5 of the Declaration and the Architectural Design and Construction Standards and maintained in a manner consistent with the Architectural Design and Construction Standards and any applicable governmental regulations. However, any Owner may display a sign of reasonable size provided by a contractor for security services within 10' of any entrance to the Unit. The installation and display of flagpoles and flags shall be limited to those permitted under Section 720.304(2) of the Act (i.e. no Owner shall be prevented from displaying one portable, removable

official United States flag or official flag of the State of Florida in a respectful manner, or a portable, removable US Army, Navy, Air Force, Marine Corps or Coast Guard flag. The permitted flags shall not exceed 4.5' x 6'. Notwithstanding the foregoing, no one shall be permitted to display the United States flag in a manner that violates: (i) Federal law or any rule or custom as to the proper display or use of the United States flag; or (ii) any reasonable restriction pertaining to the time, place and manner of displaying the flag. The restriction must be necessary to protect a substantial interest of the Association;

[(j) through (t) not amended]

(u) Operation of go-carts, motorized scooters and other motorized modes of transport other than vehicles such as cars and trucks, or similar items on public or private roads, streets, pathways, bike trails, or trails maintained by the Association.

[(v) through (z) not amended]

4. Prohibited Conditions: The following shall be prohibited within the Community:

[(a) through (c) not amended]

~~(d) No Owner of a lakefront Parcel may construct or install a fence in the rear yard of his/her Parcel. The Board may adopt additional restrictions with regard to the improvement of lakefront Parcels.~~