

This instrument prepared by/return to:
McCabe & Ronsman
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

**CERTIFICATE OF AMENDMENT TO
RULES AND REGULATIONS FOR
EMERALD PRESERVE-SUMERLIN HOMEOWNERS ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT of the Rules and Regulations of Emerald Preserve-Sumerlin Homeowners Association, Inc. ("Association") is made by the Board of Directors of the Association who certify that the attached **Exhibit A** is a true and correct copy of the amendment to the Rules and Regulations which was approved by a vote of a majority of the Board of Directors at a duly noticed meeting of the Board of Directors at which a quorum was attained held October 24, 2019..

IN WITNESS WHEREOF, the President and Secretary of Emerald Preserve-Sumerlin Homeowners Association, Inc. have executed this certificate on this 14th day of April, 2020.

Karen Fakhar
President

Secretary

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of April, 2020, by Karen Fakhar as President, and by _____, as Secretary of Emerald Preserve-Sumerlin Homeowners Association, Inc., on behalf of the corporation.

Stephanie M SchAAP
(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: _____



STEPHANIE M SCHAAP
Commission # GG 223994
Expires June 12, 2022
Bonded Thru Budget Notary S:

Emerald Preserve *Sumerlin*

TENANT REGISTRATION CHECK LIST

Mail or e-mail completed New Resident / Tenant Registration Package for processing prior to occupancy. Processing fee must be paid prior to tenant move-in date. (Please include unit address and tenant last name in "Memo" section of check).

- Executed Lease
- Owner / Tenant Information Registration
- Access Device Registration Form & Fees (if applicable)
- Management must get authorization from owner for the tenant to purchase any access devices**
- Processing Fee (\$100 for initial lease, no fee for renewals)-Adopted: BOD October 24, 2019

9.23 LEASING OF RESIDENCES:

Entire Residences may be rented provided the occupancy is only by the lessee, his/her family and guests. No rooms may be rented. The lease of any Residence shall not release or discharge the Owner from compliance with any of his/her obligations and duties as an Owner. No lease shall be for a period of less than seven (7) calendar months. Any such lease shall be in writing and provide that all of the provisions of this Declaration, and Bylaws, any rules and regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Residence to the same extent as against an Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the terms and provisions of the Declaration and designating the Association as the Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenants, which covenant shall be an essential element of any such lease or tenancy agreement.

9.26 COMPLIANCE:

It shall be the responsibility of all Owners, family members of Owners, and their authorized guests and tenants to confirm with and abide by the rules and regulations in regard to the use of the Residences, Parcels, and Common Property which may be adopted in writing from time to time by the Board of Directors and the ARB, and to see that all persons using the Owner's Parcel(s) do likewise.

Rules & Regulations:

All Residents, Owners and Renters must obtain, complete and deliver a copy of the Owner/Resident Information form no later than 30 days following the occupancy or change of occupancy of any home within the Emerald Preserve Sumerlin community. This form will be supplied by the management company contracted by Emerald Preserve Sumerlin and entered into the necessary database upon completion and return of the form by the Owner or Occupant of the home.- Adopted: BOD March 14, 2012

Should you have any questions, please contact the Community Manager.

Tonia Price
 Emerald Preserve - Sumerlin
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 Ponte Vedra Beach, Florida 32084
 904-273-9832 ext.416
 tprice@mayresort.com