

**Record and Return to,
And this Instrument Prepared by:**

Jose J. Leonardo, Esq
500 S. Dixie Highway
Suite 204
Coral Gables, Florida 33146
(305) 275-9177

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
VILLAS OF ESTANCIA CONDOMINIUM**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF VILLAS OF ESTANCIA CONDOMINIUM, A CONDOMINIUM TO MODIFY THE PHASE STRUCTURE ADD NEW PHASES ("Amendment"), made this 30 day of March, 2016, by UNIFLORIDA III, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("Developer"), whose principal office is located at: 295 Seloy Drive, St. Augustine, FL 32084.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Villas of Estancia Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 14763, Page 478, of the Public Records of Duval County, Florida and any amendments thereto (including prior amendments which added phases II through VII prior to the date hereof); and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, Developer desires to modify and amend the Declaration in order to reflect new language regarding leases in the Condominium in order to be in compliance with FHA requirements and 24 CFR 203.41.

NOW, THEREFORE, Developer, as the owner in fee simple of the Condominium, including the annexed Phases II through VII, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.
2. Paragraph 15.13 of the Declaration, "Leases", is hereby deleted in its entirety, and the

following language is substituted in its place and stead and shall replace Paragraph 15.13:

15.13 Leases. All leases must be in writing and subject to the Declaration and bylaws of the association. The Owner leasing a Unit shall provide the association with a copy of the sublease or rental agreement. When submitting a copy of the lease to the association the Unit owner shall also provide the name of all tenants, including the tenants' family members who will occupy the unit. Unit owners are prohibited from leasing their units for an initial term of less than 30 days.

3. This Amendment shall become effective upon recording amongst the Public Records of Duval County, Florida.

[Signature Page Follows]

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

UNIFLORIDA III, LLC
a Florida limited liability company

Kelly Moore
Signature

Kelly Moore
Printed Name

[Signature]
Signature

ELVIS FARIA
Printed Name

Guillermo
By: Guillermo Troconis
Its: Authorized Agent

STATE OF FLORIDA)
)SS:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 30th day of March, 2016 by ,
Guillermo Troconis, as Authorized Agent of UNIFLORIDA III, LLC, a Florida limited liability company,
on behalf of the Company, who is personally known to me or who has produced _____
_____ as identification.

[Signature]
Notary Public
State of Florida

My Commission expires:

