

Preserve at Waterway Island Homeowners Association, Inc.
Amendments to the By-laws and the Declaration of Covenants and Restrictions

Amendment 1: Community Fence

Section 5.7 of the Declaration of Covenants and Restrictions amended to transfer ownership and control of the “Community Fence” to each of the respective homeowners on whose property the fence resides. *This amendment removes/terminates Section 5.7 (Community Fence).*

Approved by membership and adopted December 21, 2018.

Amendment 2: Number of Members of Board of Directors

Section IV.A. of the By-laws amended to read: There shall be four (4) members of the Board of Directors. *This amendment increased the Board members from three to four with the designation that the fourth member shall be the Vice President who will chair the Architectural Review Board.*

Approved by membership and adopted August 1, 2019.

Amendment 3: Restriction on Short-term rental of homes

(New) Section 10.1.1 Restrictions on Short-term rental of homes.

The homes constructed within the Preserve at Waterway Island have been built for the purpose of private residential home ownership and usage and not for the purpose of short-term rentals such as vacation rentals, Airbnb, Vacation Rentals by Owner (VRBO), or other short-term rentals. Therefore, home rental for a period of less than ninety (90) days duration is prohibited.

An exception to this would be for rentals that may be attendant with the subsequent sale/purchase of a home to permit the current owner to rent back the property for a short period of time after closing or for the prospective owner to rent and occupy the property pending final closing in the immediate future.

Approved by membership and adopted July 14, 2021.