

ACTIVE: I00265/203175:6876644 1

**AMENDMENT TO DECLARATION OF CONDOMINIUM
ISLAND CLUB THREE, A CONDOMINIUM**

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE ~~LINED THROUGH~~ WITH HYPHENS.

1. Amendment to Article X, Section D of the Declaration of Condominium to read as follows:

D. Leasing: Entire apartments may be rented provided the occupancy is only by the lessee and his family. All leases must be approved by the Association in the manner herein provided. No rooms may be rented and no transient tenants accommodated.

All leases must be in writing. Should an apartment owner wish to lease his Unit, he shall furnish the Association with a copy of the proposed lease, the name of the proposed Lessee, the names of all proposed Occupants, and such other information as the Association may reasonably require. Any person occupying the Unit after initial approval shall be subject to a separate application and approval process. The Association shall have thirty (30) days from the receipt of notice and all required information within which to approve or disapprove of the proposed lease or proposed Lessees or Occupants. The Association shall give the Unit Owner written notice of its decision within said period.

1. No apartment may be leased or rented for a period of less than three (3) months.
2. No apartment may be leased or rented more than once in any twelve month period.
3. With the exception of the Association acquiring title as a result of foreclosure, Leasing a unit shall be prohibited during the two (2) ~~one~~ (1) year period subsequent to the acquisition of title to the apartment. Thereafter, all leases (approved as required elsewhere) shall have a minimum term of three (3) months. Renewals and/or extensions of leases must be approved by the Board of Directors. If at the time of transfer of any interest in title an Unit is already leased pursuant to a lease agreement entered into by the previous Unit Owner, the aforementioned two (2) year period during which the apartment may not be leased shall commence at the expiration of the current term of the existing lease.
4. Nothing herein shall be construed to require the Association to furnish an alternate lessee in the event the Association disapproves a lease, lessee, or application for lease.