

THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:
Robert N. Manning, Esq.
MANNING LAW FIRM, PLLC
7827 N. Wickham Rd., Suite C
Melbourne, FL 32940

**CERTIFICATE OF SECOND AMENDMENT TO SECOND AMENDED AND
RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THE undersigned, as President and Secretary of BAYTREE COMMUNITY ASSOCIATION, INC., (hereinafter "Association"), pursuant to the Florida Statutes and the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Baytree Golf & Country Club, recorded in the Public Records of Brevard County, Florida, Official Records Book 5904, Page 477, *et seq.* (the "Declaration"), hereby certify the attached Second Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions, a copy of which is attached hereto and incorporated herein, was approved by a vote of the membership on April 24, 2023 at the Annual Meeting of the members pursuant to Section 16.2 of the Declaration. Proper notice was given for the Meeting pursuant to the Declaration, By-laws of the Association and the Florida Statutes.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the above Amendment, all other terms and conditions of the By-laws shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused this Amendment to be executed in its name, this 20th day of May, 2023.

[SIGNATURE PAGE FOLLOWS]

Signed, sealed and delivered in the presence of:

BAYTREE COMMUNITY ASSOCIATION, INC.

By: Robert Eksten President
(Signature)
ROBERT EKSTEN, President

Mandy Pope
(Witness signature)

Mandy Pope
(Print name of witness)

RE
(Witness signature)

Deborah Erickson
(Print name of witness)

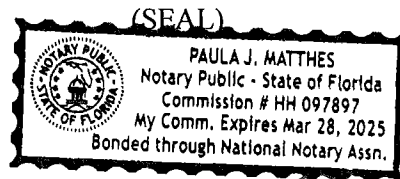
STATE OF FLORIDA
COUNTY OF BREVARD

Sworn to and subscribed before me by means of physical presence or online notarization, this 22nd day of May, 2023 by Robert Eksten, President of Baytree Community Association, Inc.

Paula Matthes

NOTARY PUBLIC

Personally Known or
 Produced Identification _____



BAYTREE COMMUNITY ASSOCIATION, INC.

By: Roma Zimmerman Secretary
(Signature)
ROMA ZIMMERMAN, Secretary
(Print name)

Mandy Pope
(Witness signature)

Mandy Pope
(Print name of witness)

RE
(Witness signature)

Deborah Erickson
(Print name of witness)

STATE OF FLORIDA
COUNTY OF BREVARD

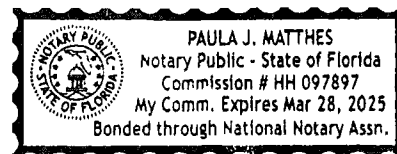
Sworn to and subscribed before me by means of physical presence or online notarization, this 22nd day of May, 2023 by Roma Zimmerman, Secretary of Baytree Community Association, Inc.

Paula Matthes

NOTARY PUBLIC

Personally Known or
 Produced Identification _____

(SEAL)



Additions are indicated by underline; deletions are indicated by ~~strikethrough~~; unchanged text is indicated by ellipsis ...

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ARTICLE XIII

USE RESTRICTIONS

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Section 13.17 Leasing of Lots

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New Section 13.17.2: This section only applies to Lots purchased after the recording date of this Amendment. No Lot may be leased until the owner of the Lot has lived on it continuously for a minimum of 18 months following acquisition of title. A shorter period may be allowed for circumstances beyond homeowner control (ie: job relocation, military assignment) only by petitioning and receiving approval of the Board. Leases in effect prior to the date of recording of this section 13.17.2 may remain valid until their expiration provided that the Management Company has a copy of the Lease in effect as of the date of recording of this section 13.17.2. A copy of any lease must be provided to the Management Company prior to its effective date.

(Current Section 13.17.2 becomes Section 13.17.3).

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New Section 13.17.4: Any Lot owner that does not comply with this Section in its entirety shall automatically be subject to a fine to be determined by the Board.

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