

**ADOPTED AMENDMENT TO DECLARATION OF COVENANTS
OF PACE ISLAND HOMEOWNERS ASSOCIATION**

Amendment to Declaration of Pace Island Owners Association, Inc., recorded in official records book 1144, Page 2, records of Clay County, Florida as previously amended (the "Declaration").

The Association finds that unique problems of gated living require greater degree of control over and limitation upon the rights of individual owners. Further the presence of certain type of criminal offenders can materially and adversely impact the security and lives of children living in Pace Island, materially and adversely affect property values, and adversely impact other owner's enjoyment of their property.

The undersigned President and Secretary of Pace Island Owners Association, Inc., a Florida not for profit corporation, hereby certify and affirm that the following Amendment to the Declaration and the adoption of rules and regulations as to rentals and leases was approved by unanimous vote of the Board of Directors and adopted by vote of not less than fifty-one percentage (51%) of the entire membership of the Association at a meeting held on October 1, 2010, as provided in the Declaration:

1. Pursuant to 718.110(13), Florida Statutes, a new Section 7, Article VIII "Occupancy and Leasing Restrictions" is added to the Declaration:

- Effective from the date of adoption of this Amendment, no Lot, subject to this Declaration, shall at any time temporarily or permanently, be occupied by a "sexual offender" or "sexual predator" (as those terms are defined in §§ 775.21 and 943.0435, Florida Statutes, respectively, or as the same may be amended or renumbered by the legislature). Any sexual offender or sexual predator properly residing on a Lot at the time of adoption of this Amendment shall be allowed to continue in residence despite the foregoing limitation, provided that they are registered with the Board of Directors within thirty (30) days following adoption of this Amendment, and following notice to all owners of the need for registering any occupants that are subject to this provision. Any such occupants may retain their non-conforming status only for so long as they continuously reside on such Lot on a permanent basis. This is a restriction on occupancy and not a restriction on ownership.
- The Association shall have authority but not the obligation to perform background checks on proposed tenants and occupants of a Lot. The Association may charge a fee of \$100.00 to offset the cost of performing background checks on proposed occupants or tenants.
- All leases shall provide, or shall be deemed to provide, that the Lessee and any of the Lessee's occupants shall comply with all rules, regulations, and the By-Laws of the Association and the terms of this Declaration so long as the Lessee is a tenant.
- If an owner, Lessee, tenant or other occupant fails to comply with this Declaration, the Association shall have all remedies available at law and in equity, including eviction and injunctive relief (including in connection with any applicable lease); in addition the Association shall be entitled to recover all expenses, attorneys' fees and costs related to any action or activity taken by the Association to enforce this Declaration, including but not limited to eviction of the occupant who is a sex offender or sexual predator. In the event any such expense is incurred by the Association to enforce this Declaration, the owner, Lessee (if applicable), and violating occupant shall be jointly and severally liable to the Association for all said expenses.

Executed on October 8, 2010.

Witnesses:

Pace Island Owners Association, Inc.,
a Florida not for profit corporation

Cheryl A. Lilly
Printed: Cheryl A. Lilly

By: [Signature]
Print Name: Mike Kazimar
As its President

Ratie Haganisick
Printed: Ratie Haganisick
Ratie Haganisick

Attest: [Signature]
Print Name: Frank Gerwe
As its Secretary

(Corporate Seal)

Mailing Address: 1545 Royal Fern Ln.
Fleming Island, FL 32003

State of Florida

County of Clay

The foregoing instrument was acknowledged before me this 8th day of October, 2010, by Mike Kazimar and Frank Gerwe as President and secretary, respectively, of Pace Island Owners Association, Inc. a Florida not for profit corporation, on behalf of the corporation. They are personally known to me and did not take an oath.

Cheryl A. Lilly
Notary Public
Print Name: Cheryl A. Lilly
Notary Seal



My commission expires:

