

This instrument was prepared by  
And should be returned to:  
Wonsetler & Webner P.A.  
717 N. Magnolia Avenue  
Orlando, FL 32803  
407-770-0846

Index:  
Book 6553, Page 3426  
Orange County, Florida

**CERTIFICATE OF AMENDMENT TO THE DECLARATION**  
**FOR**  
**WINDCREST AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.**

This Certificate is verified and executed by the Board of Directors of WINDCREST AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC., and shall provide confirmation that the membership has elected to amend the Association's governing documents by written instrument in conformity with the Association's documents, Chapters 617 and 720, Florida Statutes.

This amendment shall constitute an amendment to the following existing association document:

Declaration of Covenants, as originally recorded in Book 6553, Page 3426, Public Records in and for Orange County, Florida, as amended from time to time.

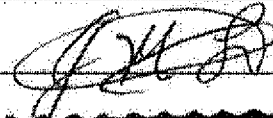
This Amendment was duly and properly adopted by the affirmative vote of at least sixty-six percent (66%) of the Voting Interest pursuant to the provisions of Article IX, Section 3 of the Declaration. Specifically, out of one hundred and twenty-three (123) total residences within the community, one (1) vote was received against adopting the proposed amendment and eighty-five (85) votes were received in favor of adopting the proposed amendment.

THE DECLARATION IS HERBY AMENDED AS FOLLOWS: SEE ATTACHED EXHIBIT A

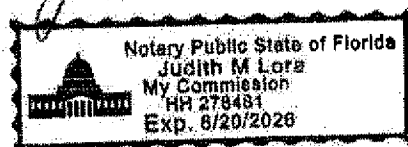
This AMENDMENT shall be effective upon recordation of this Certificate in the Official Records.

Executed in ORANGE County, Florida on this 27 day of July, 2023.

Executed By:  
**WINDCREST AT MEADOW WOODS**  
**HOMEOWNERS' ASSOCIATION, INC.**



[Seal]



By: [Signature]  
Title: President

Attested By:  
[Signature] [Seal]  
By: \_\_\_\_\_  
Title: Secretary

Signed, sealed, and delivered in the presence of the following witnesses:

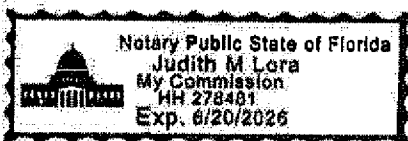
[Signature]  
Witness #1  
Printed Name: Lourdes Walker

[Signature]  
Witness #2  
Printed Name: Edwin Hernandez

State of Florida  
County of ORANGE

The foregoing instrument was acknowledged before me this 27 day of July, 2023 by MAXIMO Matos [President] & Maria De Jesus [Secretary], respectively, of the WINDCREST AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of that Association. They are each personally known to me or have each produced valid photographic identification. They each freely acknowledge executing and attesting to this document in the presence of two subscribing witnesses, each under oath and each duly authorized in them by the corporation as officers of the Association, and that the seal affixed thereto is the true corporate seal, and that all corporate formalities have occurred and been satisfied.

(Notary Seal)



[Signature]  
Notary Public - State of Florida  
Print Name of Notary: Judith M LORA  
Commission No.: HH - 278481  
My Commission Expires: 6/20/2026

**EXHIBIT "A"**

Article X, Section 34: Limitations on Leasing; Prohibition Against Time Sharing & Short-Term Rental.

No residence shall be used for short term rental purposes. Nightly or monthly rentals are strictly prohibited. Owners shall be permitted to rent their residence but shall utilize a written and duly executed lease agreement. Owners must receive the written approval of the Association prior to any tenant taking occupancy. The term of any initial lease shall be SIX (6) months, and no more than three (3) times per calendar year. A copy of the executed lease agreement must be provided prior to the Tenant's occupancy in order for the Association to have evidence of record that the minimal term requirement has been met. All intended occupants 18 years of age or older shall be listed on the lease agreement and all vehicles registered to tenants shall be listed by make, model and tag.