

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

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**CERTIFICATE OF EIGHTH AMENDMENT TO THE BYLAWS**  
**FOR**  
**PALAMAR OAKS VILLAGE HOMEOWNER'S ASSOCIATION, INC.**

This Certificate is verified and executed by the board of directors of PALAMAR OAKS VILLAGE HOMEOWNER'S ASSOCIATION, INC. and shall provide confirmation that the membership has elected to amend the Association's governing documents in conformity with the Association's documents, Chapters 617 and 720, Florida Statutes.

This amendment shall constitute the Eighth Amendment to the following existing association document:

Bylaws for Palamar Oaks Village Homeowners Association, Inc., recorded in Official Records Book 1332, Page 98, Public Records of Osceola County, Florida; and as amended by that certain amendment record at Official Records Book 14591, Page 269; and as amended by that certain amendment record at Official Records Book 1967, Page 2034; and as amended by that certain amendment record at Official Records Book 3154, Page 2027; and as amended by that certain amendment record at Official Records Book 03657; Page 2003-2017; and as amended by that certain amendment record at Official Records Book 5286; Page 219-221; and as amended by that certain amendment record at Official Records Book 6224, Page 2375.

The Bylaws are hereby amended as follows:

**ARTICLE XVI**

**Section 15. General Lawn and Patio/Entrance Maintenance. Lawns shall be maintained free of debris. Garden hoses and hose hangers ~~shall not~~ can be mounted on the front plane, side or rear of the unit. ~~These shall be reserved for the side or rear plane of the unit.~~**

**Garden hoses shall be coiled on a hanger, placed inside the unit or stored in a manner that is satisfactory to the Board of Directors when not in use. Water hose storage shall not interfere with lawn maintenance activities by the Association. Patios, entrances or entrance breezeways may not be used to store belongings or other debris and only appropriate potted plants and outdoor furniture are permitted as determined by the Board of Directors.**

## **ARTICLE XIX**

**Section 1. Rental / Lease Restrictions. No Owner may lease or rent less than an entire home. Leases may not be assigned, and no units may be subleased. No unit shall be leased to or occupied by more than two (2) people per bedroom. No Owner may lease or rent for a term of less than six months. All tenants or occupants are subject o Association regulations, and the Owner(s) shall be held responsible for any and all infractions. The lease must contain a clause that indicates the tenant has received a copy of the Associations Governing Documents with all rules and regulations. Tenants or occupants of a lease Unit are entitled to use the recreation facilities only if the unit owner relinquishes his/her right to use recreation facilities for the length of the lease. It is the Owner's responsibility to insure tenant(s) and tenant(s) guests comply with all governmental and Association regulations. The Palamar Oaks Village is restricted to a Single-Family Residence for each unit. Owner(s)/Landlord(s) shall submit a copy of the Lease Agreement along with a Tenant Information Sheet, within five (5) days prior to the of leasing their unit. Owner(s)/Landlord(s) shall submit a signed tenant confirmation of receiving a copy of the Governing Documents and Rules and Regulations. Owner(s)/Landlord(s) shall submit a background check, verification of rental history, credit check and employment verification of each tenant; and to affirm that this information is clear of any derogatory actions. The Owner(s)/Landlord(s) are responsible for any and all damages to the recreational or other common area facilities by their tenant's or their tenant's guests.**

This Eighth Amendment was duly and properly adopted pursuant to the provisions of Article XV, by the affirmative vote of at least a majority of a quorum of members present in person or by proxy, with all due notice as required for a valid amendment.

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

[SIGNATURES ON FOLLOWING PAGE]

Executed in Orange County, Florida on this 27 day of January, 2024

Executed By:

Palamar Oaks Village Homeowners Association, Inc.

By: [Signature] [Seal]  
Title: President

Attested By:

By: [Signature] [Seal]  
Title: Secretary

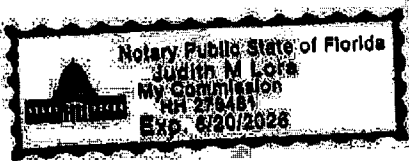
Signed, sealed and delivered in the presence of the following witnesses:

[Signature]  
Witness #1  
Printed Name: Lourdes Walker  
Address: 5700 Major Blvd, Ste 300  
State of Florida: Orlando, FL 32819  
County of: Orange

[Signature]  
Witness #2  
Printed Name: Edwin Hernandez  
Address: 5700 Major Blvd, Ste 300  
Orlando, FL 32819

The foregoing instrument was acknowledged before me this 27 day of November, 2023 by [Signature] [President] & [Signature] [Secretary], respectively, of the A Palamar Oaks Village 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.: H4 278481  
My Commission Expires: 6/20/2026