

Instrument prepared by:
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**AMENDMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND
EASEMENTS
FOR
VERDANA VILLAGE**

THIS AMENDMENT to the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Verdana Village is made this 15 day of April, 2025, by **Cam Village Development, LLC**, a Florida limited liability company ("Declarant").

WHEREAS, the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Verdana Village is recorded at Instrument Number 2021000064110, as may have been subsequently amended, in the Public Records of Lee County, Florida ("Master Declaration"); and

WHEREAS, pursuant to Section 14.3 of the Master Declaration, the Declarant reserved, in its sole discretion, the unilateral right to modify, enlarge, amend, waive, or add to the covenants, conditions, restrictions, and other provisions of the Master Declaration or any of its Exhibits, prior to Turnover; and

WHEREAS, Turnover has not yet occurred.

[Signature page to follow]

NOW THEREFORE, pursuant to the reserved rights recited above, the Declarant hereby amends the Master Declaration as set forth on **Exhibit "A"** attached hereto.

Witnesses (2):

Sign: *Cheryl Smith*
Print: Cheryl Smith
Address: 21101 Design Parc Ln #103
Estero, FL 33928

Sign: *Nicholas Cameratto*
Print: NICHOLAS CAMERATTO
Address: 21101 Design Parc Ln #103
Estero, FL 33928

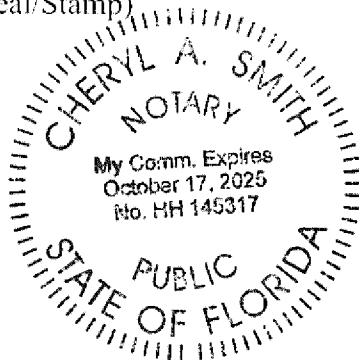
Cam Village Development, LLC
a Florida limited liability company

By: *Ray Blacksmith*
Print: RAY BLACKSMITH.
Title: Manager

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of (*check one*) ☒ physical presence, OR ☐ online notarization this 15 day of April, 2025, by Ray Blacksmith, as **Manager** of **Cam Village Development, LLC**, a Florida limited liability company, who is personally known to me.

(Notary Seal/Stamp)



Notary Public

Sign: *Cheryl A. Smith*
Print: _____

EXHIBIT "A"
AMENDMENT TO
MASTER DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS
FOR
VERDANA VILLAGE

The Master Declaration of Covenants, Conditions, Restrictions, and Easements for Verdana Village shall be amended as follows:

*Note: Language to be added is **bold underlined**. Language to be deleted is ~~struck through~~.*

* * * * *

Amendment 1:

12. **GENERAL COVENANTS AND RESTRICTIONS**. The Declarant has established a common scheme of development for the Community, including, but not limited to, exterior paint colors, signage, materials, and landscaping. In order to ensure compliance with such common development scheme, all portions of the Community shall be held, used, and enjoyed subject to the following limitations and restrictions, and further subject to the exemption of Declarant in Section 12.18 hereof.

Sections 12.1 through 12.16 remain unchanged.

12.17 **Leasing of Units**. An Owner may lease his Residence subject to Rules and Regulations established by the Board and the following:

12.17.1 The lease must be written, and a fully executed copy must be provided to the Master Association not less than fifteen (15) days before the beginning of the lease term, together with any required fees, such other information about the lessees as the Board may reasonably require, including, but not limited to, a background check for the prospective lessees. A \$250.00 transfer fee shall be due from the lessee, payable to the Master Association upon execution of the lease.

12.17.2 No Residence may be leased or rented for a term of less than thirty (30) consecutive days, and no more than three (3) times per calendar year. The year in which the lease term commences shall determine in which year the lease occurs.

12.17.3 No subleasing or assignment of lease rights shall be permitted. All of the provisions of the Governing Documents shall be applicable and enforceable against any person occupying a Residence as a lessee or Guest to the same extent as an Owner, and a covenant on the part of each occupant to abide by the Governing Documents, designating the Master Association as Owner's agent, and granting the Master Association the authority to terminate any lease and evict the lessee in the event of violations by the lessee of such covenant, shall be deemed included in every lease, whether oral or written, and whether expressed in such lease or not.

12.17.4 In the event that the proposed lease and information required by the Board are not submitted at least fifteen (15) days prior to the proposed lease term, or in the event that the proposed lease violates the terms of this Section, then the lease shall be deemed null and void and the lessee shall not have the right to take possession of the Unit until such time as this Section is complied with.

12.17.5 “Notwithstanding any inconsistent or contrary provision in this Declaration, if there are any FHA, VA, or USDA insured loans affecting a Unit, and only for so long as any such loans affect the Unit, any restrictions in this Declaration on renting, subleasing, or reconveyance that violate any FHA, VA or USDA requirements will not apply to such Unit or its Owner.”

Sections 12.18 through 12.20 remain unchanged.