



Broward County

Transaction #: 13562860

Receipt #: 10817041

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**BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS**

Records, Taxes & Treasury Division
115 South Andrews Avenue Rm 114
Fort Lauderdale, FL 33301
Tel. (954) 831-4000 Fax (954) 357-7267
<http://www.broward.org/RecordsTaxesTreasury>

Cashier Date: 5/15/2024 9:14:39AM

Print Date: 5/15/2024 9:14:47AM

(1107) CHERYL J. LEVIN, P.A.
4694 N.W. 103RD AVENUE
COURTYARD BUSINESS CENTER
SUNRISE, FL 33351-7970

Payment Summary

Total Fees	\$69.50
Total Payments	\$69.50
	\$0.00

1 Payment

<u>Check</u>	#1725	\$69.50
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1 Miscellaneous Item

AGENTTRANSMITTAL/MISC

1 Official Record

It is the responsibility of our customers to inspect their recording receipt, to verify the accuracy of the information keyed. Should you find a mistake, please contact us immediately and the correction will be made within 24 business hours after notification. Submit corrections to: records@broward.org

Restrictions & Related Docs

Instrument #: **119575623** Date: **5/15/2024 9:14:38AM**

Direct Name: **PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSN INC**

Reverse Name: **PARK AT TANGLEWOOD LAKES HOMEOWNERS ASSN INC**

Recording @ 1st=\$10 Add'l=\$8.50 ea.

8

69.50

RECORDING TRANSMITTAL

To:

Board of County Commissioners
Broward County, Florida
County Records Division - Recording Section
115 S Andrews Avenue, Rm 114
Ft. Lauderdale, FL 33301

P.O. Box 14668
Ft. Lauderdale, FL 33302

Phone: (954) 357-6716
Fax: (954) 357-7267



AGENT CODE 1107

DATE:

FROM: CHERYL J. LEVIN, P.A.
4694 N.W. 103RD AVENUE
COURTYARD BUSINESS CENTER
SUNRISE FL

CONTACT:

PHONE: (954) 742-9034

RE:

FILE #:

OTHER:

Please record the following documents IN THE EXACT ORDER LISTED:

[illegible]**Total Fees:**

Special Instructions:

The following checks are enclosed:

1725 \$ _____ # _____ \$ _____

_____ \$ _____ # _____ \$ _____

Return Documents via:

☒ Mail ☐ Will-Call Box # _____ ☐ Other _____

Please include a self-addressed, postage paid return envelope for mail returns.

**CERTIFICATE OF AMENDMENT TO THE AMENDED and RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF THE PARK AT TANGLEWOOD LAKES HOMEOWNERS'
ASSOCIATION, INC.**

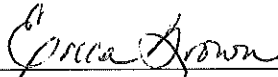
Text to be added is underlined; text to be deleted is ~~stricken through~~

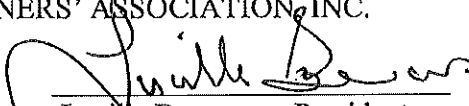
This Certificate of Amendment is executed this 24th day of April 2024, by THE PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSOCIATION, INC. (hereinafter referred to as "ASSOCIATION"), a Florida corporation not-for-profit whose original Declaration of Covenants, Conditions and Restrictions is recorded in the Official Records of Broward County, Florida in **Official Records Book 21146 at page 955**, and whose Amended and Restated Declaration of Covenants, Conditions and Restrictions is recorded in the Official Records of Broward County, Florida in **OR Book 22024 at page 891**.

The amendments attached to this Certificate were duly adopted pursuant to the requirements of Article 10 of the Declaration, at the Association's Special Membership Meeting on March 7, 2024, by adding the underlined language to those provisions, and by deleting the language stricken through.

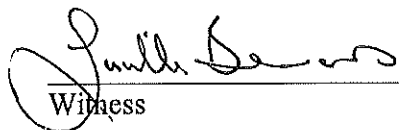
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date first above written.

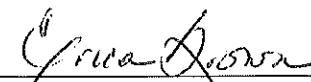
THE PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSOCIATION, INC.


Witness

by: 
Lucille Bevans, as President

Witness


Witness

by: 
Erica Brown, as Secretary

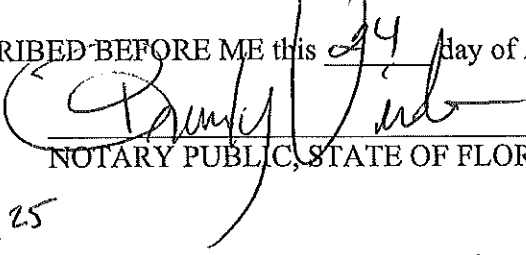
Witness

Notary's Acknowledgment is on Page 2

STATE OF FLORIDA }
 } ss
COUNTY OF BROWARD }

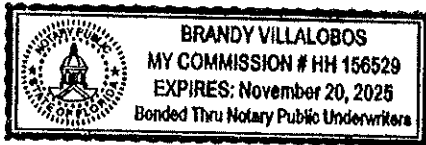
BEFORE ME, the undersigned authority, personally appeared LUCILLE BEVANS, as President, and ERICA BROWN, as Secretary, of THE PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSOCIATION, INC., who are personally known to me to have executed this Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for THE PARK AT TANGLEWOOD LAKES in the above capacities.

SWORN TO and SUBSCRIBED BEFORE ME this 24 day of April 2024.



NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: 11/20/25



NUISANCES

Article 5.4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions would be amended as follows (language to be added is underlined and language to be eliminated is ~~stricken through~~):

5.4 Nuisances. No noxious, offensive or unlawful activity shall be done upon the Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners. Every homeowner and resident is bound by and must obey ordinances of the City of Pembroke Pines as they are amended from time to time, including but not limited to the ordinance governing noise (§ 96.07 of the City's Code of Ordinances), and by The Code of Broward County, as it is amended from time to time (Article VII (Noise), Sections 27-235 and 27-236). The City's Code currently limits noise levels. Furthermore, it shall be unlawful between the hours of 6:00 pm of one day and 7:30 am of the next day for any person to perform any construction work or repair work on buildings, structures or projects, at a noise level of more than 10 dBA in excess of the ambient noise level, when measured at the property line of such project, except to perform emergency work.

Excessive noise shall also mean noise produced by a dog or any other source which is so loud and continuous as to disturb the peace and quiet of a neighbor, to include, but not limited to, disturbing a neighbor's sleep or rest or the peaceful enjoyment of his property.

PETS, LIVESTOCK AND POULTRY

Article 5.10 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions would be amended as follows (language to be added is underlined and language to be eliminated is ~~stricken through~~):

“5.10. Pets, Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided that they do not become a nuisance or annoyance to any neighbor. A maximum of three (3) dogs or cats may be kept, provided that their total combined weight cannot exceed seventy (70) pounds. If only one dog is kept, its maximum weight is sixty (60) pounds. If three (3) dogs are kept, the maximum weight of any single dog shall be twelve (12) pounds. If two (2) dogs are kept, the maximum combined weight shall be seventy-five (75) pounds. If only one dog is kept, the maximum weight shall be one hundred (100) pounds. No dogs or other pets shall be permitted to have excretions on any Common Areas, except areas designated by the Association, and Owners shall be required to clean-up any such improper excretions. For purposes hereof, “household pets” shall mean dogs, cats, and domestic birds and fish. Pets shall also be subject to applicable rules and regulations.”

This provision will apply prospectively only. A pet that dies or moves from the community can be replaced only by a pet that complies with the Association's pet regulations.

COMMERCIAL TRUCKS, TRAILERS, CAMPERS and BOATS

Article 5.15 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions would be amended as follows (language to be added is underlined and language to be eliminated is ~~stricken through~~):

5.15 Commercial Trucks, Trailers, Campers and Boats. No trucks of any kind, commercial vehicles, campers, mobile homes, motorhomes, house trailers or trailers of any other description, recreational vehicles, golf carts, boats, boat trailers or horse trailers, motorcycles, scooters, inoperable vehicles, or bicycles (collectively the "Prohibited Vehicles"), shall be permitted to be parked or to be visibly stored at any place on the Property, nor in dedicated areas, unless the Developer Association's Board of Directors designates specifically certain spaces for some or all of the above. Notwithstanding the foregoing, bicycles may be stored within an Owner's Lot, provided that the bicycles are not exposed to public view. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up and delivery and other commercial services, nor to vans for personal use (with no commercial markings) which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time), nor to any vehicles of the Developer or its affiliates. Any Prohibited Vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner if such Prohibited Vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed upon it. The Association shall not be liable to the owner of the Prohibited Vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reasons, shall be grounds for relief of any kind. An affidavit of the person posting such notice stating that it was properly posted shall be conclusive evidence of proper posting. No car storage covers shall be permitted.

Restrictions on the Number of Vehicles.

With the exceptions granted for the four units on SW 95th Terrace numbered 250, 270, 310, and 330 because these units were built without sufficient garage space to accommodate parking outside their respective garages:

All two-bedroom homes are limited to two vehicles, one of which must be parked in the garage, with the second one parked right in front of the garage.

All three-bedroom homes are limited to three vehicles. Two of the vehicles must be parked in the garage if they can fit, with the third one parked right in front of the garage. If the garage cannot hold two vehicles the second and third vehicles should be parked right in front of the garage, or one of them should be parked in the parking space designated for the home by the Association.

Vehicles associated with the units on SW 95th Terrace numbered 270, 310 and 330 must be parked in the space directly next to their respective homes.

Inasmuch as the unit numbered 250 on SW 95th Terrace was built without a similar space next to the home, the Association assigned a reserved parking space for this house on January

12, 1999 at a Board of Directors meeting. The space is next to the guest parking space that directly faces the Park, and that space remains reserved for unit 250.

This amendment will operate prospectively only. When a vehicle is removed from the community or replaced the new vehicle will be governed by this amendment.

Specific Parking Restrictions.

Vehicles belonging to homeowners may not be parked overnight in guest spaces. Any vehicle parked in violation of this covenant is subject to towing at the vehicle owner's expense.

Vehicles used by homeowners for work cannot be parked in guest spaces. Any vehicle parked in violation of this covenant is subject to towing at the vehicle owner's expense.

Vehicles cannot be parked in the streets overnight. Any vehicle parked in violation of this covenant is subject to towing at the vehicle owner's expense.

All homeowners, residents, and vehicle owners are also governed by the Rules and Regulations the Board establishes from time to time, and they are responsible for compliance of the vehicles entering the community to visit or service them.

This amendment will operate prospectively only. When a vehicle is removed from the community or replaced the new vehicle will be governed by this amendment.

GARBAGE and TRASH DISPOSAL

Article 5.16 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions would be amended as follows (language to be added is underlined and language to be eliminated is ~~stricken through~~)

".... The requirements from time to time of the applicable governmental authority for disposal or collection of waste shall be complied with... All garbage or other refuse must be stored by the Owner until placed outside for collection on scheduled garbage pick up days. Such containers may not be placed out for collection ~~no sooner~~ earlier than four (4) hours ~~prior to~~ before scheduled collection and must be removed within eight (8) hours of collection..."

LEASES

Article 5.22 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions, as amended in 2006, would be amended as follows (language to be added is underlined and language to be eliminated is ~~stricken through~~):

"No lot can be leased until the Lot Owner has owned the unit for at least ~~one year~~ three (3) years. Furthermore, the Lot Owner must live in the home for three years before renting it, with "living in" evidenced by the valid claim of a homestead exemption filed with the Broward County Property Appraiser. No portion of a Lot and Unit (other than an entire Lot and Unit) may

be rented. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, the Rules and Regulations, or other applicable provisions of any agreement, document or instrument governing the Property or administered by the Association. Leasing of Lots and Units shall also be subject to the prior written approval of the Association, which approval shall not be unreasonably withheld. The default of an Owner in the payment of annual special or other assessments shall be deemed to be a, (but not the only), reasonable basis for withholding approval of a lease. No lease shall be approved for a term of less than one (1) year. Owners wishing to lease their Lots and Units shall be required to place in escrow with the Association the sum of \$1,000.00 which may be used by the Association to repair any damage to the Common Areas or other portions of the Development resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The Owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to effect such repair or to pay any claim for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account, less an administrative charge not to exceed \$50.00, shall be returned to the Owner within ninety (90) days after the tenant and all subsequent tenants permanently move out. The foregoing shall not apply to leases made by the Developer or its affiliates."

"Restrictions on the Number of Leases in the Community.

A loan application the Association received in June 2021 to fund a roof replacement/repair project indicated the lender would not loan money if more than ten (10%) percent of the homes in the community were leased. Therefore, in part to preserve the Association's qualifications to borrow money the number of homes that may be leased at any given time will, from the effective date of this amendment and until December 31, 2025, be limited to ten (10%) percent of the total number of homes in the community. The Board of Directors will exercise its discretion reasonably to choose which three homes may be leased at any given time. The Board will also therefore refuse approval of any new leases until three of the current leases expire.

In addition to the need to remain credit-worthy, the Association needs new leasing restrictions because the community has changed from the time the corporation was created in 1999. Many of the declaration provisions no longer fit the community's character or no longer work to preserve property values in the way the Developer thought they would when the original restrictions were drafted. It has become apparent that the tenants in this community do not have the same regard for the homes that homeowners had and still have. Certain properties deteriorate. The Association needs extra funds to pursue enforcement of the covenants governing property maintenance regardless of whether its members pay maintenance fees every quarter. Tenants tend to be unhelpful in the Association's efforts to procure compliance with the property maintenance issues because the homes do not belong to them, and the Association often cannot locate or attract the attention of the homeowners. The bulk of the rules violations (on property maintenance issues and other behavior patterns) seem to be committed by the residents who do not own houses at the Park at Tangle wood Lakes. The current covenants restricting rentals are not helping the Board of Directors to preserve property appearance and values.

In light of the foregoing, the members have concluded that Article 5.22 of the Declaration as originally recorded, and as amended in 2006, should again be amended to include the following:

- 1) From this amendment's effective date until December 31, 2025 no more than 10% of the homes at The Park at Tanglewood Lakes HOA may be rented at any one time. No leases will be permitted after December 31, 2025.
- 2) Leases previously approved by the Association and currently in existence are not affected as long as the tenants remain the same. Unapproved leases are null and void and the occupants must vacate the premises within thirty (30) days of this amendment's effective date.
- 3) Current homeowners may rent their homes until December 31, 2025 if the Association approves the lease.
- 4) No home can be rented until the Association approves the lease or sale application as already provided in Article 5.22. Failure to obtain that approval and failure to complete the approval process established by the Board will negate any contract for sale or for lease.
- 5) All applicants must pay an application fee that does not exceed the amount allowed by law, to be used to defray the cost of the background check
- 6) All tenants must pay the Association a security deposit to protect the common elements, that does not exceed the amount allowed by law
- 7) The factors the Board will consider in approving or rejecting the transaction include, but are not limited to: the applicant's criminal history and the applicant's history of living in other community associations or rental communities governed by rules and regulations, and the prospective purchaser's credit history. This power to deny an application for sale or lease shall be exercised reasonably. The Board of Directors shall develop and pass rules and regulations to serve as guidelines for the factors outlined in this paragraph, and those guidelines will include one for granting "hardship exceptions" to the rule even as the number of rentals cannot exceed 10% of the homes in the community. The Board may grant reasonable hardship exceptions using those guidelines, such as hardships imposed by military service or job transfers.
- 8) This amendment is effective from the date it is recorded and operates prospectively only
- 9) All homeowners must provide the Association with a copy of the lease that shows the homeowner's address as well as the names of the tenants; this applies also to renewals of current leases.
- 10) The Association may step into the shoes of the homeowner and directly evict tenants that violate Association rules or covenants after the Association has given the homeowner and tenants a warning about the violation and the opportunity to cure it. The Association may proceed under Florida's Landlord-Tenant Act as if it were the landlord. The homeowner and tenant will be liable for the attorney's fees and court costs the Association incurs in connection with the eviction litigation. "

- 11) “Approval of any lease is contingent upon the OWNER’S and Tenant’s agreement that the Tenant will pay rent directly to the ASSOCIATION when the OWNER is delinquent in the payment of his maintenance fees, and to consider the parties’ lease agreement proof that they have assented to this use of the rent. The OWNER further agrees that he may not evict the TENANT for non-payment of rent should the rent be paid to the ASSOCIATION to cure the maintenance fee delinquency.
- 12) The tenant must pay to the Association all of his rent each month until his Landlord’s maintenance fee delinquency is cured. The demand is continuing in nature, and upon demand, the tenant must continue to pay the monetary obligations until the Association releases the tenant or until the tenant discontinues tenancy at the parcel. A tenant who acts in good faith in response to a written demand from the Association is immune from any claim from the parcel OWNER. Upon request the Association shall provide the tenant with written receipts for payments made. The Association shall mail written notice to the parcel owner of its demand that the tenant pay monetary obligations to the Association. The Association may issue notices under Florida’s “Landlord-Tenant” Act and may sue for eviction as if it were the landlord if the tenant fails to pay the rent, but the Association is not a landlord in any other respect and has no duties under the Landlord-Tenant Act.”

This Amendment does not affect valid leases previously approved by the Association, but those leases will expire at midnight on December 31, 2025.

This amendment takes effect upon its recording in Broward County’s Official Records.

OCCUPANCY RESTRICTIONS

Article 5.25 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions would be amended as follows (language to be added is underlined and language to be eliminated is ~~stricken through~~)

Article 5.25 Occupancy Limit. The occupancy of a Unit shall be limited to ~~eight (8)~~ six (6) persons, including children.