

**PROPOSED AMENDMENTS TO THE  
AMENDED AND RESTATED DECLARATIONS OF CONDOMINIUM FOR  
SABAL/PINE CONDOMINIUM PART ONE  
SABAL/PINE CONDOMINIUM, PART TWO  
SABAL/PINE CONDOMINIUM PART THREE  
SABAL/PINE CONDOMINIUM PART FOUR**

(Additions shown by “underlining”,  
deletions shown by “~~strikeout~~”)

16. OCCUPANCY AND USE RESTRICTIONS. In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

16.1 Occupancy. Each Unit shall be used as a single family residence only, except as otherwise herein expressly provided. As used herein, “single family” or words of similar import shall be deemed to include:

a. Up to two (2) natural persons who are married, or are related by blood or adoption, living together as a single housekeeping unit with their children, grandchildren and great-grandchildren over 18 years of age, with their parents, or with their mothers-in-law, or with their fathers-in-law; or

b. Up to two (2) natural persons who are not related by blood, marriage or adoption, living together as a single housekeeping unit with their children, grandchildren and great-grandchildren over 18 years of age, with their parents, or with their mothers-in-law, or with their fathers-in-law.

Under no circumstances may any Unit be used for any business purpose which would cause a level of noise, odor, traffic, debris or other activity not consistent with residential use.

No Unit Owner, nor anyone on their behalf, shall lease through Airbnb, VRBO, and any other similar person or entity, including but not limited to publishing or cause to be published any advertisement of any type in any form of media, including but not limited to television, radio, internet website, newspaper, magazine, or trade publication, or any other similar person or entity that indicates that a Unit may be leased for anything less than the minimum period of six (6) months or more than twelve (12) months. The above restrictions/limitations do not apply to the Association or to any Association-owned Unit or to any Units under the Association's receivership.

16.2 Guests. A guest is considered any occupant who is not a Unit Owner or approved tenant.

a. Guest Occupancy With Owner in Residence: ~~A guest may only occupy the Unit with the Owner.~~ The guest occupancy cannot exceed 30 days in a rolling twelve (12) month period. Occupancy by the guest exceeding 30 days in a rolling twelve (12) month period is subject to screening as a tenant pursuant to Article 16.8 herein below.

b. If Owner is not in residency with the guest, the total number of stays by all guests cannot exceed 30 cumulative days in a rolling twelve (12) month period.

b.-c. Guest Occupancy With Approved Tenant in Residence: Guest occupancy cannot exceed 30 days in a rolling twelve (12) month period. A guest occupying the Unit in excess of 30 days in a rolling twelve (12) month period is subject to screening as a co-tenant pursuant to Article 16.8 herein below. If the co-tenant is approved for occupancy by the Board of Directors, the co-tenant's name must be incorporated into the current Lease. Guests cannot occupy the Unit without the approved tenant in residence.

Prior to any occupancy of the Unit by any guest, the Owner or approved tenant must provide written notice to the Association of the name or names of the intended guests, any familial relationship to the Owner or approved tenant, the anticipated date of arrival, and the anticipated date of departure.

All occupants of the leased unit are required to be named on the lease.

\* \* \*

16.12 Parking.

\* \* \*

(b) ~~Trucks of any kind, m~~Motorcycles, motorbikes, scooters, commercial vans, buses, ~~boats, boat trailers and trailers,~~ resident-owned recreational vehicles or motor homes, and any vehicle, including permitted vehicles, showing or displaying any commercial, charitable or institutional (e.g., church or school) markings, signs, displays or otherwise indicating a commercial or other non-personal use or a vehicle used for commercial purposes are not permitted on Sabal/Pine property at any time. Violation of these restrictions will result in fines and a licensed towing company will tow the vehicles in violation.

(c) Pickup trucks are allowed but ONLY single axle pickup trucks of ½ ton or ¾ ton weight rated capacity that:

(i) are used solely for personal transportation;

(ii) are not used as commercial vehicles or other non-personal use;

(iii) have a maximum length which cannot exceed 235", inclusive of any equipment affixed to it, including a trailer hitch;

(iv) have a maximum height which cannot exceed 77";

(v) its width cannot create a nuisance or impede the rights of adjacent parking space user; and

(vi) 1 ton and over are not allowed.

All advertising or displaying of any commercial, charitable or institutional markings, of any kind, are prohibited.

All ladder racks are prohibited.

All after-market lift kits are prohibited.

No toolboxes, trash, debris or other goods or materials shall be kept in the beds;

If the bed is covered with a commercially fabricated cover, the cover must not exceed the height or width of the truck cab.

Dual wheel rear tires are prohibited.

- (e d) Parking will be permitted to those automobiles with the Sabal Pine decal affixed on either the left rear bumper or left lower rear window.
- (d e) Guest parking spots are intended for guests of Owners and approved tenants and are not to be used as a second parking spot for owners/approved tenants with more than one automobile. Owners and approved tenants with a second automobile must park them in the unmarked parking area to the east of the Condominiums. Guests may not park in guest spot for more than seven (7) consecutive days.
- (e f) Those vehicles used by individuals or companies on the premises to perform or provide a service for the Association or the residents will be allowed on the premises only for that period of time in which they are providing the service.

(f g) ~~Family-owned vVans, boats, boat trailers, trailers, campers, suburban and visitor-owned~~ recreational vehicles or motor homes must always park in the unmarked general parking areas east of the Buildings. Such ~~visitor~~ parking to be limited to ~~thirty (30)~~ four (4) days in any consecutive twelve (12) month period.

(h) Owners, guests and approved tenants with permitted pickup trucks as described herein above must park them in the unmarked parking area to the east of the Condominiums.

The Board may make and amend rules regarding the parking of vehicles on the Condominium Property, which may include, without limitation, requirements for registration of vehicles and the display of decals issued by the Association.

**PROPOSED AMENDMENT TO THE  
AMENDED AND RESTATED BY-LAWS OF  
SABAL/PINE CONDOMINIUMS, INC.**

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~")

ARTICLE 2

MEMBERSHIP AND VOTING PROVISIONS

\* \* \*

2.5 Designation of Voting Member. ~~If a Unit is owned by one person, his or her right to vote shall be established by the record title to the Unit. If a Unit is owned by more than one person, the person entitled to cast the vote for the Unit shall be designated in a certificate signed by all of the record Owners of the Unit and filed with the Secretary of the Association. If such certificate is not on file with the Secretary of the Association, the vote of the Unit shall not be counted in determining the presence of a quorum, or for any purpose requiring the approval of the person entitled to cast the vote for the Unit. Such certificate shall be valid until revoked or superseded by a subsequent certificate, or until a change occurs in the ownership of the Unit. If a Unit is owned in trust, any trustee of a trust shall be entitled to vote. If a Unit is owned by multiple individuals, such as a husband and wife, any record Owner may vote on behalf of the Unit. If multiple Owners of a Unit cannot agree on how a vote is to be cast, the vote shall not be counted as to the issue upon which disagreement exists. Voting certificates are not required.~~