

This instrument prepared by:

Jarrett D. Bingemann, Esq.
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801

after recording return to:

Tina Lee
Starlight Homes Florida L.L.C.
1064 Greenwood Blvd., Suite 124
Lake Mary, Florida 32746

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**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND
RESTRICTIONS FOR
WOODLAND VILLAGE**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR WOODLAND VILLAGE (this "Second Amendment") is made as of the Second Amendment Effective Date (as that term is defined below), by **STARLIGHT HOMES FLORIDA L.L.C.**, a Delaware limited liability company ("Starlight" or "Declarant").

RECITALS:

WHEREAS, Starlight is the "Declarant" under that certain Declaration of Covenants, Conditions, Easements and Restrictions for Woodland Village, recorded April 1, 2022 as Instrument #2022076607, as amended by that certain First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Woodland Village, recorded July 26, 2022 as Instrument #2022174774, all of the Public Records of Volusia County, Florida (collectively, the "Declaration") (unless otherwise defined, capitalized terms used above or herein shall have the meanings ascribed to them in the Declaration); and

WHEREAS, in accordance with Article XII, Section 12.01(c) of the Declaration, Declarant has the right, until Turnover, without the joinder or consent of any person or entity, to amend the Declaration; and

WHEREAS, as of the date of this Second Amendment, Turnover has not occurred, and Declarant desires to amend the Declaration pursuant to the terms and conditions of this Second Amendment; and

NOW, THEREFORE, Declarant, for itself and its successors in interest and assigns, by the execution and recording of this Second Amendment in the Public Records of Volusia County, Florida, does hereby declare that the Declaration is hereby amended, modified and supplemented as follows:

1. Recitals. The above recitals are true and correct, form a material part of this Second Amendment and are hereby incorporated into this Second Amendment by this reference.

2. Use Rentals; Timesharing. Article IX, Section 9.19(b) of the Declaration is hereby amended to read as follows, additions are shown as underline and deletions are shown as ~~strikethrough~~:

9.19 (b) Owners shall be permitted to lease their Dwelling, provided that such Lease shall require the tenant thereunder to comply with the Governing Documents and the terms and conditions of the Rules and Regulations. "Short-Term Rentals" (as that term is defined below) of Dwellings are prohibited. For purposes of this Declaration, the term "Short-Term Rentals" shall mean and refer to the leasing or rental of any Dwelling or Lot to a person or entity for a period of less than seven (7) consecutive months. ~~Should an Owner enter into a Lease or rental agreement, and said Lease or rental agreement shall terminate or expire earlier than stated therein, then Owner may only enter into one more Lease or rental agreement in the calendar year in which the previous Lease or rental agreement terminated or expired.~~ The subleasing or sub-renting of a Dwelling is subject to the same requirements and limitations as are applicable to the leasing or renting thereof. ~~The Association may charge a reasonable administrative fee not to exceed One Hundred and No/100 Dollars (\$100.00) for the required review of any Lease or rental agreement, or other such amount as permitted by law from time to time.~~ Dwellings shall be leased in their entirety, and no individual rooms may be leased. A copy of all Lease or rental agreements shall be provided by the Owner to the Association upon execution, but no less than ten (10) business days following full execution of such Lease or rental agreement.

3. Effective Date. This Second Amendment shall be effective as of the date on which this Second Amendment is recorded in the Public Records ("Second Amendment Effective Date").

4. Effect of this Second Amendment. Except as modified by this Second Amendment, the Declaration remains unmodified, and in full force and effect. In the event of any inconsistency or conflict between the terms of this Second Amendment and the terms of the Declaration, the terms of this Second Amendment shall control only as necessary to resolve any such inconsistency or conflict. From and after the Second Amendment Effective Date, any and all references to the Declaration shall be deemed to refer to the Declaration as amended by this Second Amendment.

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SEE NEXT PAGE FOR SIGNATURES]

IN WITNESS WHEREOF, Declarant has duly executed this instrument on this 13th day
of October, 2022.

Signed, sealed and delivered
in the presence of

"DECLARANT"

STARLIGHT HOMES FLORIDA L.L.C., a
Delaware limited liability company

Christina M. Lee
Print Name: CHRISTINA M. LEE

By: [Signature]
Name: Michael Roche
Title: Authorized Representative

[Signature]
Print Name: Traci R Green

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 13th day of October, 2022 by
Michael Roche, as the Authorized Representative of **STARLIGHT HOMES FLORIDA**
L.L.C., a Delaware limited liability company, on behalf of said company, who is personally
known to me or produced _____ as identification.

(NOTARY STAMP OR SEAL)

[Signature]
Name: Traci R Green
Title: Notary Public
My Commission Expires: 12/15/2022

