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November 1, 2010

**VIA REGULAR MAIL**

Gloria Fuentes  
Miami Management  
1145 Sawgrass Corp. Pkwy.  
Sunrise, FL 33323

RE: Bel Aire Homeowners Association, Inc.

Dear Gloria:

Enclosed please find a copy of the Amendment to the Amended Declaration of Restrictive Covenants for Bel Aire Homeowners Association regarding leasing. It was recorded on October 28 2010.

If you have any questions or if you need any further assistance, please don't hesitate to contact me.

Very truly yours,  
  
Meredith L. Spira  
For the Firm

Enclosure

F:\Bel Aire\ltr.recorded amendsent.wpd

Upon recording return to:  
Meredith L. Spira, Esq.  
Tucker & Tighe, P.A.  
800 E. Broward Blvd. Ste 710  
Fort Lauderdale, FL 33301


**CERTIFICATE OF AMENDMENT TO THE AMENDED DECLARATION OF  
RESTRICTIVE COVENANTS OF BEL AIRE HOMEOWNERS  
ASSOCIATION**


BEL AIRE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, hereby certifies that the attached Amendment, Exhibit A, to the Amended Declaration of Restrictive Covenants for Bel Aire Homeowners Association, recorded in the Public Records of Broward County, Florida at Official Records Book 47379, Page 522, the original of which was recorded in the Public Records of Broward County, Florida, at Official Records Book 17236, Page 150, has been duly adopted in the manner provided by the Florida Statutes and the Declaration of Restrictions and Protective Covenants for Bel Aire and approved by the required number of voting Owners at a meeting held the 13<sup>th</sup> day of September, 2010.

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on the 13 day of September 2010

Attest:

BEL AIRE HOMEOWNERS ASSOCIATION, INC.

  
Beatrice Shelly, Vice President

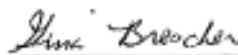
By:   
Neal Alper, President

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Neal Alper, President and Beatrice Shelly, Vice President of Bel Aire Homeowners Association, Inc., known to me to be the persons described herein and who executed the same freely and voluntarily under authority duly vested in them, and that I relied upon the following form of identification of the above-named persons: personally known to me, and that an oath was taken.

Witness my hand and official seal in the County and State last aforesaid this 13<sup>th</sup> day of September, 2010.

My Commission Expires:

  
NOTARY PUBLIC



**AMENDMENT TO DECLARATION OF RESTRICTIONS  
AND PROTECTIVE COVENANTS FOR BEL AIRE**

Additions are indicated by underlining;  
deletions are indicated by ~~strikeouts~~

The following Amendment to Section 20 of the Article VI of the Declaration is added to apply prospectively from the date of recording of this Amendment:

**Article VI - General Restrictive Covenants**

. . . .

Section 20. Leasing. No Lot shall be leased or rented by the Owner for more than one (1) time in any twelve (12) month period. ~~A \$1000 security deposit by the Owner must be held by the Association for the rental/lease period.~~ The Association must have a copy of the lease agreement prior to occupancy by the tenant. The Bel Aire Homeowners Association shall have the right to proceed with eviction proceedings as a remedy for any breach of the lease or the bylaws. No lease shall contain provisions for subletting. No Lot may be leased during the first one (1) year of an Owner's ownership of the Lot. This applies to every transfer of ownership, including title obtained through foreclosure of a mortgage. For purposes of this section, any Lot occupied by someone other than the individual owner or the owner's parents, spouse or children will be considered a leased Lot.