

Prepared by and return to:
Oak Hollow Property Owners' Association Inc.
1111 Forrest Nelson Blvd.
Port Charlotte, FL 33952

CERTIFICATE OF AMENDMENT

RULES AND REGULATIONS

OF

OAK HOLLOW PROPERTY OWNERS' ASSOCIATION INC.

We hereby certify that the attached amendment to the Rules and Regulations of OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC. (herein, the "Association" were amended and adopted by the Board of Directors at its property noticed Board of Directors' Meeting held on May 20, 2021.

The Declaration of Covenants and Restrictions for the community commonly known as OAK HOLLOW, A SUBDIVISION was originally recorded at Official Records Book 677, Page 735 et seq., of the Public Records of Charlotte County, Florida. The Rules and Regulations herein amended) was originally recorded at Official Records Book 4413, Page 224, et seq., of the public records of Charlotte County Florida.

DATED this 8th day of JULY, 2021.

Signed, sealed and delivered

OAK HOLLOW PROPERTY OWNERS
ASSOCIATION INC.

In the presence of:

Sign: Patricia C. Kelly

Print: PATRICIA C. KELLY

Sign: Lisa Taylor

Print: Lisa Taylor

By: Larry Ohlemeyer, President

Larry Ohlemeyer, President

Signed, sealed and delivered

OAK HOLLOW PROPERTY OWNERS
ASSOCIATION INC.

In the presence of:

Sign: Patricia C. Kelly

Print: PATRICIA C. KELLY

Sign: Lisa Taylor

Print: Lisa Taylor

By: Connie Dunn

Connie Dunn, Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 8th day of July, 2021,
by Larry Ohlemeyer as President of OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC., a Florida not
for profit corporation, on behalf of the corporation. He is personally known to me or has produced
_____ as identification.

NOTARY PUBLIC



SIGN

Lisa L. Taylor

PRINT

Lisa L. Taylor

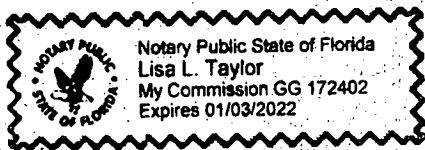
State of Florida at Large (Seal)

My commission expires: 1/3/2022

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 8th day of July, 2021,
by Connie Dunn as Secretary of OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for
profit corporation, on behalf of the corporation. She is personally known to me or has produced
_____ as identification.

NOTARY PUBLIC



SIGN

Lisa L. Taylor

PRINT

Lisa L. Taylor

State of Florida at Large (Seal)

My commission expires:

1/3/2022

EXHIBIT "A"

AMENDMENT TO RULES AND REGULATIONS

Note: New language is underlined: language being deleted is shown in struck through type

205 HURRICANE SHUTTERS:

Occupied Structures

Approved (DCA) metal or PVC shutters may be installed on occupied structures on the back and sides of the structure. Front shutters can only be put in place ninety-six hours before a named tropical storm is forecast to impact the area and must be removed ninety-six hours after a storm has cleared the area unless access to the area is not possible because of debris.

Unoccupied Structures

Approved (DCA) metal or PVC shutters may be installed on unoccupied structures and must be removed immediately upon owner returning to the area consistent with rules for occupied structures

Sheets of plywood that are used as storm protection to cover windows and doors can only be put in place ninety-six hours before a named tropical storm is forecast to impact the area and must be removed ninety-six hours after a storm has cleared the area unless access to the area is not possible because of debris. Through this rule, the Board intends to discourage the practice of putting plywood over windows and doors without a storm being imminent and then leaving the house for extended periods of time.

~~Approved (DCA) metal or PVC shutters may be installed prior to season residents vacating the area and must be removed immediately upon their return to the area.~~

Rule 300. CLUBHOUSE AND RECREATIONAL FACILITIES:

The Clubhouse, swimming pool and other common area facilities are for the exclusive use of Oak Hollow Property Owners' Association, Inc. owners/residents. Invited guests may also use these facilities ~~on a temporary basis~~ in accordance with the following procedures:

- Registration is required for all ~~owners and or tenants~~ members. Members are defined as owners and/or residents. Owners are identified by title on a Deed. Residents are defined as those identified on the application to rent

as occupants.

- Clubhouse facilities, pool and grounds will be monitored by video surveillance at all times.
- In order to gain admission to the clubhouse and pool, residents must use a key fob. Children under the age of eighteen (18) must be accompanied by an adult (18 years or older).
- Any resident family may bring up to six guests to the recreational facilities at one time.
- ~~Guests eighteen (18) years of age or older, who are staying less than thirty (30) days shall be permitted to obtain a temporary key fob, not to exceed thirty days for a \$10 refundable deposit, which will be refunded if the key fob is returned in good, working condition.~~
- ~~Guests, eligible to rent their own temporary key fob, but who do not wish to~~ must be accompanied by their sponsoring member on all visits to the clubhouse. Every guest over the age of fourteen (14) must sign the Register on each visit. This record may be used to establish future eligibility on future visits.
- Damaged and/or broken equipment and property shall be assessed a fair and equal repair and/or replacement value and charged to the resident and/or guest responsible.

301. CLUBHOUSE/RECREATIONAL FACILITIES:

- To gain admission to the clubhouse and pool you must use a key fob.
- The clubhouse is open to members from 6 a.m. to 9 p.m. seven days a week.
- The office will be open from 9 a.m. to 5 3 p.m. Monday through Friday.
- Clubhouse/Recreation Center hours are determined by the Board of Directors.
- Access to the Clubhouse is on the honor system. Anyone found to have violated the Clubhouse and Pool Rules will have their fob deactivated for 30 days on the first violation.

303. KEY FOB RULES:

- **The keyless entry system will be activated from 6 a.m. through 9 p.m. or during posted access hours – seven days a week.**
- **Hours to obtain key fobs will be from 9 a.m. through 5 3 p.m. Monday through Friday.**
- **The individual issued a key fob is the ONLY one allowed to use that fob.**
- **If an owner rents his/her property, their common area privileges are passed on to the tenant and therefore their key fob will be deactivated during the time the property is leased.**
- **Occupants will each be required to have a key fob in order to enter the facility separately.**
- **All damage to Association equipment and property will be charged to the keyless entry user.**
- **All keyless entry users agree not to hold the Association liable for any accident or injury to users caused by their own negligence.**
- **If any resident causes an alarm, that resident will be responsible for any expenses incurred.**
- **All persons receiving a key fob must read and agree to abide by the rules and regulations by signing the following disclaimer.**
- **If it is determined that a key fob is being used by a non-member, the key fob will be deactivated.**
- **Should a key fob be lost, the office should be notified to that the lost key fob can be deactivated so that it cannot be used to gain admittance to the clubhouse or the pool. If a deposit was given for the key fob that was lost, it will not be returned. The resident may purchase a replacement key fob at the current key fob cost.**
- **Key fob categories, costs and activation periods:**

OWNERS:

Homeowners will be offered ONE free key fob for the property where they reside. Additional key fobs for family members over the age of eighteen (18) living in the residence may be purchased at the current key fob cost. Photo ID showing Oak Hollow as their legal residence must be provided.

Owners who rent their properties may NOT furnish a key fob to renters. If an owner rents his/her property, their common area privileges are passed on to the tenant and therefore the owner's key fob will be deactivated during the time the property is leased.

Renters, whether seasonal or year-round, must obtain key fobs from the Association and NOT from the owner.

GUESTS:

~~Guests who are visiting thirty (30) days or less may obtain a key fob for a \$10 deposit. If the key fob is returned in good working condition, the deposit will be refunded.~~

MINORS:

No person under the age of eighteen (18) shall be issued a key fob. Minors must be accompanied by an adult at all times.