

**OASIS COVE AT LAKESIDE MASTER CONDOMINIUM ASSOCIATION, INC.**

**AMENDMENTS TO RULES AND REGULATIONS**

The following Amendments to Rules and Regulations ("Amendment") has been adopted by the Board of Directors ("Board") for Oasis Cove at Lakeside Master Condominium Association, Inc. ("Association") on the 12 day of March, 2019. This Amendment is intended to amend the Association's Rules and Regulations recorded as Instrument No. 20170528214 in the Public Records of Orange County, Florida ("Rules"). To the extent this Amendment conflicts with the Rules, this Amendment shall control; however, all other provisions of the Rules remain in full force and effect. The definitions of the capitalized terms in this Amendment, unless otherwise defined herein, shall have the same meaning as those set forth in the Governing Documents.

Article VI, Paragraphs 1 and 2, of the Rules are hereby amended with the following insertions and deletions:

**VI. Holiday Décor**

1. Decorations for the holiday season (by way of example, and not limitation, Christmas, Hanukkah, Kwanzaa, New Year's Eve and New Year's Day) are permitted from the week prior to Thanksgiving through the second week in January. Other holiday seasonal décor not part of the holiday season (by way of example, and not limitation, Valentine's Day, the Fourth of July and Halloween) is permitted two (2) weeks prior and one (1) week after the holiday. All decorations shall comply with these Rules.
2. Exterior lights or decoration are not permitted to be hung or placed above the first floor of a Unit, on the ground the grass or in trees.

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A new Article VI is hereby added to the Rules immediately following Article V of the Rules:

**VI. Security Cameras**

1. For the purposes of this Article VI, the term "Camera" shall mean and refer to a camera not larger 5" x 5" x 5", white in color and primarily intended to be used for home and personal security.
2. An Owner may only install Cameras in the following locations:
  - a. One (1) Camera in the soffit above the garage door to the Owner's Unit, which shall be directed at the driveway and garage door of the Owner's Unit;
  - b. One (1) Camera in the drywall above the front door of the Owner's Unit,

DOC # 20190155412  
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Rec Fee: \$27.00  
Deed Doc Tax: \$0.00  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: SIMPLIFILE LC

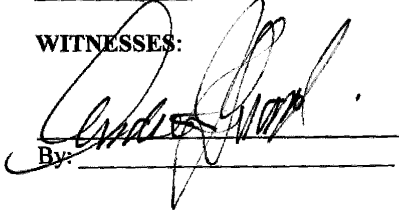
which shall be directed at the front door and front entrance area of the Owner's Unit; and/or

- c. One (1) Camera at the rear of the Unit in either (i) the drywall above the patio and slider to the Owner's Unit, which shall be directed at the patio and slider of the Owner's Unit; or (ii) the soffit of the second-floor roof, which shall be directed at the backside of the Unit.
3. An Owner may install no more than (3) Cameras (one (1) in each of the three locations specified in this Article VI).
4. Cameras in any other locations on the buildings or Common Elements are prohibited.
5. Owners are required to submit for and obtain written approval from the Approving Entity prior to installing any Cameras.
6. An Owner desiring to install a Camera or Cameras shall execute and deliver to the Approving Entity with such Owner's application for the installation of the Camera(s) an Indemnification, Waiver, Release and Hold Harmless Agreement, as approved and revised by the Board from time to time. The initial form of the Indemnification, Waiver, Release and Hold Harmless Agreement is attached to this Rule.
7. No Camera may have any type of lighting component to it (e.g., spot light or flood light).
8. No Owner may pierce, penetrate or otherwise damage any portion of the exterior of any building other than the drywall or soffit at the locations specified in this Article VI.
9. No Owner may install a Camera or use a Camera to bother, annoy or harass any other Owner.
10. It is the intention of this Rule that any cameras installed by Owners are installed as discreetly and unobtrusively as possible; as hidden from the view of other Owners and any adjacent streets, sidewalks and other Common Elements as possible; and as minimally invasively and damaging to the Common Elements as possible.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of

March, 2019.

WITNESSES:

By: 

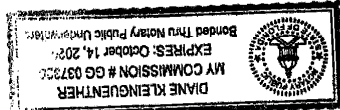
APPROVED

  
MAR 12 2019  
Luke Braa as President of Oasis Cove at  
Lakeside Master Condominium Association, Inc.

By: [Signature]

STATE OF FLORIDA )  
COUNTY OF ORANGE )

SWORN TO AND SUBSCRIBED before me this 12 day of March, 2019, by Luke Braa as President of Oasis Cove at Lakeside Master Condominium Association, Inc., who is personally known to me or who produced \_\_\_\_\_, as identification, and who did take an oath.



[Signature]  
Notary Public  
My Commission Expires: 10/14/2020

WITNESSES:

By: [Signature]

Mary Shisler **APPROVED**  
Mary Shisler as Secretary of Oasis Cove at Lakeside Master Condominium Association, Inc.

By: [Signature]

STATE OF FLORIDA )  
COUNTY OF ORANGE )

SWORN TO AND SUBSCRIBED before me this 12 day of March, 2019, by Mary Shisler as Secretary of Oasis Cove at Lakeside Master Condominium Association, Inc., who is personally known to me or who produced \_\_\_\_\_, as identification, and who did take an oath.



[Signature]  
Notary Public  
My Commission Expires: 10/14/2020