

**Supplement to the
Condominium Rules and Regulations for Camellia Oaks Condominiums**

Pursuant to the Association's power under Chapter 718, Florida Statutes, and the rights under the Declaration of Condominium of Camellia Oaks Condominiums, which is recorded at Official Records Book 5389, Page 819, in the Public Records of Leon County, Florida, the Association hereby supplements the Condominium Rules and Regulations as follows:

1. **Supplement to No. 6.** No boats or recreational vehicles shall be parked in any parking space, except such temporary parking spaces provided for the purpose as may be necessary to effectuate deliveries to the Condominium, the Association or the Owners.
2. **Supplement to No. 7.** All changes to the exterior appearance must be approved by the Association. Gutters must be seamless, professionally installed and must match the house fascia trim color. Exterior landscape lighting is prohibited. Generators must be permanently installed on a concrete pad and must be screened from view with a fence as permitted in the Architectural Control Style Guidelines. Screened porches must be full screen with vinyl trim matching the house trim color and no kick plates (a chair rail is permitted). Fences must be located within the limited common elements of the Unit and must be one of the approved styles listed in the Architectural Control Style Guidelines (See attached).
3. **Supplement to No. 10.** All personal property of Owners shall be stored within the Unit except for well-maintained potted plants within the confines of the porch and/or limited common elements, one bird feeder and/or wind chime and one grill which must be covered and placed on the back porch when not in use. Decorations and permitted items must be displayed in an aesthetically pleasing manner.
4. **Supplement to No. 22.** Up to two (2) domestic pets are allowed. Leon County Ordinances on animals must be followed.

CERTIFICATE OF ASSOCIATION

Pursuant to § 718.110, Florida Statutes, and the Declaration of Condominium, the Association hereby certifies by execution of this Certificate that the foregoing was duly adopted by the Association and was approved by the developer/property owner, board members, and officers of the Association in accordance with both the aforementioned Florida Statute and the Declaration. The supplement is applicable to the Declaration of Condominium of Camellia Oaks Condominiums, which is recorded at Official Records Book 5389, Page 819, in the Public Records of Leon County, Florida. The supplement does not materially alter or adversely affect the rights of the developer/property owner, who joins in this Supplement.

WITNESSES:

Jenna Peters
Signature

Jenna Peters
Printed Name

Signature

Printed Name

**STATE OF FLORIDA
COUNTY OF LEON**

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared JASON C. NAUMANN, as the President of CAMELLIA OAKS CONDOMINIUMS ASSOCIATION, INC., a Florida non-profit corporation, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.

WITNESS my hand and seal this 3 day of February, 2020.

(Notary Seal)



ASSOCIATION SIGNATURE:

**CAMELLIA OAKS CONDOMINIUMS
ASSOCIATION, INC.**

A Florida non-profit corporation

By:

JASON C. NAUMANN
As its President

Notary Signature

Notary Printed Name

IN WITNESS WHEREOF, the Developer has executed this Supplement to Condominium Rules and Regulations this 3rd day of February, 2020.

WITNESSES:

Jenna Peters
Signature

Jenna Peters
Printed Name

Katie Power
Signature

Katie Power
Printed Name

DEVELOPER SIGNATURE:

Camellia Oaks, LLC
a Florida Limited Liability Company

By: [Signature]
JASON C. NAUMANN, as Manager

NOTARY

**STATE OF FLORIDA
COUNTY OF LEON**

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared JASON C. NAUMANN, as the Manager of Camellia Oaks, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.

WITNESS my hand and seal this 3 day of February, 2020.

Stamp or Seal:



[Signature]
Notary Signature

Christine J. Zweydoft
Notary Printed Name

Architectural Control Style Guidelines
for
Camellia Oaks Condominiums

Fences must be four (4) feet tall and painted pure white (SW7005 in a semi-gloss) with one coat of primer and two coats of paint. The wood fencing sections must be held at 4 inches off the ground to ensure room to properly trim underneath. Approval must be obtained prior to installation. The two approved fence styles are shown below:

