

MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.
AMENDMENTS
LEASE RESTRICTION AND WORKING CAPITAL

Declaration of Covenants, Conditions, and Restrictions

ARTICLE XI
SECTION 10.5.6

10.5.6 Lease Restriction.

Any owner taking title after the effective date of this amendment intending to lease his or her lot or unit must first own the lot or unit for at least thirty- six (36) consecutive months before the Board of Directors will approve any lease application. Any owner in title prior to the effective date of this amendment is not bound by this restriction. Effective as of April 6, 2018

ARTICLE IV
SECTION K.1

H. Working Capital.

The purchaser of each Dwelling Unit shall pay at closing to the Corporation a working capital contribution ("Capital Contribution") in the amount set forth in the respective purchase and sale agreement of \$300.00 for condominiums, \$500.00 for villas, and \$750.00 for single family homes, not to exceed .0015 of the selling price of the home. The Corporation shall maintain the Capital Contributions as a separate line item in the annual budget for use as a working capital account, to meet unforeseen expenditures or to acquire equipment or services deemed necessary by the Board. Capital Contributions are not advanced payments of Assessments and future Assessments for Operating Expenses levied against a Dwelling Unit shall be payable without any reduction for the Capital Contributions which have been paid. Effective as of June 1, 2017.

MARSH LANDING COMMUNITY ASSOCIATION AT
ESTERO, INC., a Not for Profit Corporation,

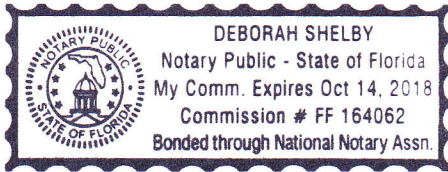
By: Concetta Mansfield
Print Name Concetta Mansfield
Its President, Marsh Landing Community Ass. at
Estero, Inc.

Book 2775
page 4196

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 10th day of April, 2018, by MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC., a not for profit corporation, by Concetta Mansfield, as its board president, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(SEAL)



Deborah Shelby
NOTARY PUBLIC
Deborah Shelby
Print Name
My Commission Expires: 10-14-18