

Prepared by and Return to
Daniel F. Pilka, Esquire
PILKA, ADAMS & REED, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
(813) 653-3800


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STACY H. BUTTERFIELD, CLERK OF COURT
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**SIXTH AMENDMENT TO THE DECLARATIONS OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF HIGHLAND SQUARE HOMEOWNERS
ASSOCIATION, INC.**

WHEREAS, the members of the Highland Square Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association"), desires to amend the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 05245, Pages 0665 through 0678 of the Public Records of Polk County, Florida, the Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 9271, Pages 1562 through 1565, Public Records of Polk County, Florida, the Second Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 9982, Pages 986 through 993, Public Records of Polk County, Florida, the Third Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 10672, Pages 1245-1249, Public Records of Polk County, Florida, the Fourth Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 11410, Pages 682 through 683, Public Records of Polk County, Florida and the Fifth Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 12551, Pages 551 through 556, Public Records of Polk County, Florida (referred herein collectively to as the "Declarations"), and

WHEREAS, the Association desires to comply with Chapter 720, Florida Statutes, as it may be amended from time to time, said Declarations shall be amended as follows:

Article V – Section 19. Leases, Sub-section 1.3 is amended to read as follows:

1.3 The Owner shall pay the lease application fee prescribed by the Association. The initial lease application fee shall be ~~seventy five dollars (\$75.00)~~ One Hundred and Fifty Dollars (\$150.00) together with a charge for each occupant 18 years of age or older sufficient to cover the costs of a background check through a service deemed sufficient in the sole and absolute discretion of the Board of Directors. The lease application fee may be increased or decreased from time to time in the sole and absolute discretion of the Board of Directors through written resolution. There shall be a Fifty Dollar (\$50.00) lease verification fee, or such other amount as the Board may determine in its sole and absolute discretion, applicable to each lease renewal or, if there is no renewal because the lease has been permitted to proceed on a month to month tenancy or such other duration.

twelve months (12) from the last lease application or lease verification, whichever is applicable, and the Association may require that the occupants under the lease be verified and that any individual who was not listed as a prior occupant 18 years of age or older submit to a background check at the sole cost and expense of the Owner. Any lease renewal may be denied based upon a newly run background check or should an occupant be convicted of a felony causing concern for the health, safety or welfare of the residents of the community to which the Association becomes aware. If the lease has become a month to month lease after the initial term, then notice may be given that the Owner must terminate the lease based upon the background of an occupant.

A new Sub-section 1.12 shall be added to Article V – Section 19. Leases, to read as follows:

1.12 Any occupancy in the absence of the record Owner shall be deemed a lease for purposes of this Section. The Board of Directors may make exceptions in its sole and absolute discretion for family members of the record Owner such as a spouse or significant other, child or children, parent or parents, sibling, relative of the spouse or significant other, etc.; however, the Board of Directors shall not be required to make such an exception.

The numbering in the Declaration due to amendments includes two Sections 19 in Article V. The two Sections are Article V, Section 19, Leases added pursuant to the Second Amendment to the Declaration and Article V, Section 19, Modification or Change in Building or Other Structure, added pursuant to the Third Amendment to the Declaration. To correct this numbering, Article V, Section 19, Modification or Change in Building or Other Structure, shall become Article V, Section 23 to immediately follow Article V, Section 22, Holiday Lighting and Other Décor which was added pursuant to the Fifth Amendment to the Declaration.

IN WITNESS WHEREOF, the undersigned hereunto set its hand and seal as of this 10th day of December, 2023.

WITNESSES:

Highland Square Homeowners
Association, Inc.



Signature

By: 

Andrew Kress, as President

Andrew Kress

Printed Name

Attested to by:

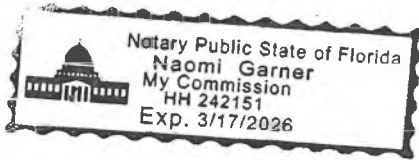
Lillie Espinosa
Signature
Lillie Espinosa
Printed Name

By: Lillie Espinosa
Lillie Espinosa, as Secretary

STATE OF FLORIDA
COUNTY POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of December, 2023 by ANDREW KRESS, as President, and LILLIE ESPINOSA, as Secretary, on behalf of Highland Square Homeowners Association, Inc., who is personally known or has produced a driver's license as identification and who is personally known or has produced a driver's license as identification, respectively.

[Notary Seal]



Naomi Garner
Notary Public

Printed Name: Naomi Garner

My Commission Expires: 03/17/2026