

EXHIBIT E
TO
THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR WEITZER SERENA LAKES TOWNHOMES

RULES AND REGULATIONS

1. No Owner may lease a Lot or any portion thereof, nor permit it to be used for transient accommodations. No Lot, or any portion thereof, may be leased by an owner for a period of less than six (6) months. Any lease shall be written, shall be for the entire Lot and not just a portion thereof, and must require the lessee abide by the Declaration and all exhibits.

2. In the event that an Owner leases his Lot in accordance herewith, the Owner shall deposit in escrow with the Association a Common Area security deposit in the amount of \$500.00, which security deposits may be used by the Association to repair any damage to the Common Areas resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The Owner of a lot will be jointly and severally liable with his tenant to the Association for any amount in excess of \$500.00 which is required by the Association to make repairs or to pay any claim for injury or property damage caused by tenant's negligence. Any balance remaining in the escrow account, less an administrative charge not to exceed \$50.00, shall be returned to the Owner within ninety (90) days after the tenant (and all subsequent tenants of Owner) permanently move out.

3. The Common Areas and facilities shall not be obstructed nor used for any purpose other than the purposes intended therefor; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.

4. The personal property of Owners must be stored in their respective dwelling units.

5. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any dwelling unit or Lot and no liens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from or on the dwelling unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the dwelling unit or Lot, except that laundry may be hung from clotheslines which are not visible from the public rights-of-way.

6. No owner shall permit anything to fall, nor sweep Or throw, from the dwelling unit any dirt or other substance onto the Lot or Common Areas.

7. No noxious, offensive or unlawful activity shall be carried on upon The Properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners.

8. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

9. No vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of vehicles shall be made thereon.

10. No owner shall make or permit any disturbing noises in the Common Areas and facilities by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Residential Unit or on his Lot or in the Common Areas or facilities in such a manner as to disturb or annoy other residents. No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

11. No sign of any kind shall be displayed to the public view on The Properties, except only one sign of not more than one (1) square foot used to indicate the name of the resident or one sign of not more than two (2) square feet advertising The Property for sale or for rent (in locations and in accordance with design standards approved by the appropriate ACC), or any sign used by a builder to advertise the company during the construction and sales period. No sign of any kind shall be permitted to be placed in the window of, or on the outside walls any residential Unit or on any fences on The Properties, nor on the Common Areas, nor on dedicated areas, nor on entryways or any vehicles within The Properties, except signs used or approved by the Developer.

12. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on, upon or in the Common Area, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Common Areas. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of The Properties subject to this Declaration.

13. No obstruction to visibility at street intersections or Common Area intersections shall be permitted.

14. No tent, trailer, shed or other structure of a temporary character shall be permitted on The Properties at any time, other than those structures which may be installed or used by the Developer during construction. No mobile home or recreational vehicle on The Properties shall be used at any time as a residence, either temporarily or permanently, except by the Developer during construction.

15. No exterior antennae shall be permitted on any Lot or improvement thereon, or in the Common Areas, except that Developer shall have the right to install and maintain community antennae and radio and television lines and temporary communications systems.

16. No electronic equipment may be permitted in or on any dwelling unit or Lot which interferes with the television or radio reception of another dwelling unit.

17. No awning, canopy, shutter, **enclosure** or other projection shall be attached to or placed upon the outside walls or roof of the dwelling unit or on the Lot, except as approved by the Architectural Control Board.

18. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any dwelling unit, on a Lot or in the Common Areas, except for use in barbecuing.

19. An owner who plans to be absent during the hurricane season must prepare his dwelling unit and Lot prior to his departure by designating a responsible firm or individual to care for his dwelling unit and Lot should the dwelling unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

20. An Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his dwelling unit.

21. No garbage refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of Dade County for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Containers must be rigid plastic, no less than 20 gallons or more than 32 gallons in capacity, and well sealed. Such containers may not be placed out for collection sooner than 24 hours prior to scheduled collection and must be removed within 12 hours of collection.

22. No clothing, laundry or wash shall be aired or dried on any portion of The Properties visible from the public rights-of-way.

23. No air conditioning units may be mounted through windows or walls. No building shall have any aluminum foil placed in any window or glass door or any reflective substance placed on any glass, except such as may be approved by the appropriate ACC for energy conservation purposes.

24. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided they do not become a nuisance or annoyance to any other Owner. No pet shall be permitted outside of its Owner's dwelling unit unless attended by an adult and on a leash not more than six (6) feet long. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas. No dogs or other pets shall be permitted to have excretions on any Common Areas, except areas designated by the Association, and Owners shall be responsible to clean up any such improper excretions. For purposes hereof, "household pets" shall mean dogs, cats, domestic birds, and fish. Pets shall also be subject to all other applicable rules and regulations.

25. All persons using any pool on the Common Areas shall do so at their own risk. All children under sixteen (16) years of age must be accompanied by a responsible adult. Pets are not permitted in the pool or pool area under any circumstances.

26. Children will be the direct responsibility, of their parents or legal guardians, including full supervision of them while within the Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under sixteen (16) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreation facilities.

27. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreation facilities in the event of failure to so comply. In addition to all other remedies, in the sole

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discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

28. These rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, or to institutional first mortgagees, nor to the Lots owned by either the Developer or such mortgagees. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

RECORDED IN OFFICIAL RECORDS ROOM
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN,
Clerk of Circuit & County
Courts

201 ALHAMBRA CIRCLE | SUITE 1102 | CORAL GABLES, FLORIDA 33134 | MIAMI-DADE 305.442.3334
BROWARD 954.781.1134 | FAX 305.443.3292 | TOLL FREE 800.737.1390

L. CHERE TRIGG
LCTRIGG@SIEGFRIEDLAW.COM

REPLY TO CORAL GABLES OFFICE

August 23, 2005

VIA EMAIL BLANCHEINMIAMI@MSN.COM
AND REGULAR MAIL

Blanche Back, Property Manager
Century Serena Lakes Townhomes Homeowners Association, Inc.
150 S.E. 25th Rd., #14J
Miami, FL 33129

Re: Century Serena Lakes Townhomes Homeowners Association, Inc. ("Association")

Dear Blanche:

Enclosed herewith please find the original certified and recorded Certificate of Amendment of the Association's Rules and Regulations which was duly recorded on July 21, 2005 in Official Records Book 23595 at Page 3265 of the Public Records of Miami-Dade County, Florida. Also, enclosed herewith please find the original certified and recorded Certificate of Amendment of the Association's Rules and Regulations which was duly recorded on May 17, 2005 in Official Records Book 23378 at Page 3863 of the Public Records of Miami-Dade County, Florida. Please make sure to send copies of the certificates to all Unit Owners and to add the certificates to the Association's governing documents.

If you should have any questions, please do not hesitate to contact this office at your earliest convenience.

Very truly yours,

SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.

L. CHERE TRIGG

L. Chere Trigg

LCT/am
Enclosures
cc: President

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CFN 2005R0759498
DR Bk 23595 Pgs 3265 - 3267 (3pgs)
RECORDED 07/21/2005 12:25:17
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**CERTIFICATE OF FILING OF AMENDMENTS TO THE RULES AND REGULATIONS
OF
WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

THIS AMENDMENT, is made as of the 18th day of July, 2005 by **Weitzer Serena Lakes Townhomes Homeowners Association, Inc., a Florida not-for-profit corporation** ("Association").

RECITALS

WHEREAS, the Association has been established for the operation and maintenance of the Weitzer Serena Lakes Townhomes in accordance with the Declaration of Covenants and Restrictions ("Declaration") and related documents which were recorded on December 5, 1994 in Official Records Book 16599 at Page 5674 of the Public Records of Miami-Dade County, Florida and all amendments thereto; and

WHEREAS, the Association's Rules and Regulations are attached to the Declaration as Exhibit "E" and are recorded in Official Records Book 16599 at Page 5715, in the Public Records of Miami-Dade County, Florida (hereinafter referred to as the "Rules"); and

WHEREAS, Section 4.2(c) of Article IV and Section 8.4 of Article VIII of the Declaration provide that the Board of Directors ("Board") is empowered to adopt and amend rules governing the use of the common areas and all facilities; and

WHEREAS, amendments to the Association's Rules was proposed at a duly noticed Meeting of the Board held on the 27th day of June, 2005; and

WHEREAS, the proposed amendments to the Rules was adopted and approved by no less than a majority of the Board; and

WHEREAS, the Board is desirous of recording the amendments to the Rules in the Public Records of Miami-Dade County, Florida;

1. The above Recitals are true and correct and are incorporated herein by reference.
2. All of the following is new language.
3. The Rules are hereby amended to add a new Rule 29 which provides as follows:
 29. Hurricane Shutters. Hurricane shutters may only be closed during hurricane season (June 1 through November 30 of each year) ("Hurricane Season"), or when a hurricane watch or warning has been issued that does not fall within Hurricane Season. All shutters must be removed no later than December 7 of each year. In the event of a hurricane watch or warning that does not fall within Hurricane Season, all shutters must be removed within

seventy two (72) hours after the hurricane watch or warning has been lifted.

4. The Rules are hereby amended to add a new Rule 30 which provides as follows:

30. Parking. All owners' vehicles must have an Association Issued permit to park on the property. Each unit shall be issued up to two (2) permits. Additional permits may be requested, and may be issued at the sole discretion of the Board of Directors. All new owners and/or new vehicles must obtain a permit within ten (10) days. All owners' vehicles must be parked in front of the owner's unit. All pickup trucks or vans that are otherwise in compliance with Rule 30 of these Rules and Regulations must park in front of the owner's unit.

5. The Rules are hereby amended to add a new Rule 31 which provides as follows:

31. Commercial Trucks, Trailers, Campers and Boats. No trucks, commercial vehicles, campers, buses, mobile homes, motor homes, monster trucks, tractor pull trucks, limousines, all terrain vehicles ("ATV's"), All Terrain Carts ("ATC's"), go-carts, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers, or buses shall be permitted to be parked or to be stored at any place within Century Serena Lakes Townhomes Homeowners Association, Inc., nor in dedicated areas. For purposes of this Section, "commercial vehicles" shall mean any vehicle in which commercial equipment or activity is visible from the exterior of the vehicle, including, but not limited to the windows and doors, or any vehicle having a gross vehicle weight in excess of ten thousand (10,000) pounds, or any vehicle containing three (3) or more axles regardless of weight, or any vehicle displaying commercial signs, lettering, logos or advertisements, or any vehicle intended for transportation of goods, or any vehicle which is not designed and used for customary, personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The prohibitions on parking contained in this Section shall not apply to pick-up trucks no longer than ten (10) feet, or trucks or vans having a gross vehicle weight of less than ten thousand (10,000) pounds with no more than two (2) axles, police vehicles, the temporary parking of trucks and commercial vehicles, such as for pick-up and delivery and other commercial services, nor to passenger-type vans for personal use which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time). No on-street parking or parking on lawns shall be permitted.

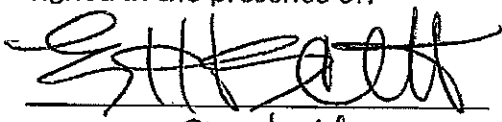
Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained in the Rules and Regulations now or hereinafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if

such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind.

IN WITNESS WHEREOF, the Association has executed this Amendment as of the day and year first above written.

Signed in the presence of:

**WEITZER SERENA LAKES TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.**

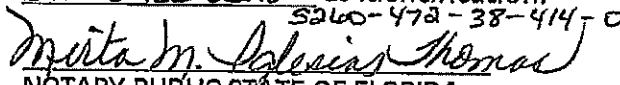

Print Name: Elizabeth S. Carballo

By: 
JOHN SWISHER, President

Alice Martin
Print Name: ALICE MARTIN

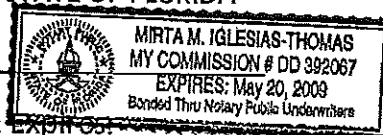
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing was acknowledged before me, this 18th day of JULY, 2005, by **JOHN SWISHER**, as President of **WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of said corporation. He is personally known to me or has produced Driver's License NO. 5260-472-38-414-0 as identification.


NOTARY PUBLIC STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____



This instrument prepared by:
L. Chere Trigg, Esquire
SIEGFRIED, RIVERA, LERNER, DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134
Telephone: 305-442-3334
Facsimile: 305-443-3292
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CFN 2005R0499658
OR Bk 23378 Pgs 3863 - 3864 (2pgs)
RECORDED 05/17/2005 10:02:40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**AMENDMENT TO THE RULES AND REGULATIONS
OF
WEITZER SERENA LAKES TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.**

THIS AMENDMENT, is made as of the 13th day of MAY, 2005, by Weitzer Serena Lakes Townhomes Homeowners Association, Inc., a Florida not-for-profit corporation ("Association").

RECITALS

WHEREAS, the Association has been established for the operation and maintenance of the Weitzer Serena Lakes Townhomes in accordance with the Declaration of Covenants and Restrictions ("Declaration") and related documents which were recorded on December 5, 1994 in Official Records Book 16599 at Page 5674, of the Public Records of Miami-Dade County, Florida and all amendments thereto; and

WHEREAS, the Association's Rules and Regulations are attached to the Declaration as Exhibit "E" and are recorded in Official Records Book 16599 at Page 5715, in the Public Records of Miami-Dade County, Florida (hereinafter referred to as the "Rules"); and

WHEREAS, Section 4.2(c) of Article IV and Section B.4 of Article VIII of the Declaration provide that the Board of Directors ("Board") is empowered to adopt and amend rules governing the use of the common areas and all facilities; and

WHEREAS, an amendment to Rule 1 of the Association's Rules was proposed at a duly noticed Board Meeting held on the 24th day of January, 2005; and

WHEREAS, the proposed amendment to Rule 1 of the Rules was adopted and approved by no less than a majority of the Board; and

WHEREAS, the Board is desirous of recording the amendment to Rule 1 in the Public Records of Miami-Dade County, Florida;

1. The above Recitals are true and correct and are incorporated herein by reference.
2. New language is indicated by underscored type.
Deleted language is indicated by ~~struck-through~~ type.
3. Rule 1 of the Rules is hereby amended as follows:

No Owner may lease a Lot or any portion thereof, nor permit a Lot or any portion thereof to be used for transient accommodations. No Lot, or any portion thereof, may be leased by an Owner for a period of less than ~~six (6) months~~ one (1) year. Any lease shall be written, shall be for the entire Lot and not just a portion thereof, and must require the lessee to abide by the Declaration and all exhibits thereto. Notwithstanding anything in the Declaration or these rules and regulations to the contrary, no Lot may be leased by an Owner prior to the first one (1) year of ownership of the Lot by such Owner. In all other instances, leasing

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LAST PAGE

shall be permitted in accordance with the other provisions of the Declaration and these rules and regulations only upon the expiration of said initial one (1) year of ownership which for the purposes of this provision shall consist of twelve (12) consecutive months of record title ownership. Any Owner that owns a Lot as of the effective date of this amendment and any institutional first mortgagee who holds a mortgage on a Lot as of the effective date of this amendment shall be deemed to have satisfied the one (1) year ownership requirement. The Board of Directors shall have the sole discretion to waive the restriction on leasing prior to the expiration of the one (1) year ownership period in cases resulting in undue hardship of the Owner of the Lot. Such waiver shall not constitute a waiver of any rights against the Owner of the Lot thereafter or against any other Owners.

IN WITNESS WHEREOF, the Association has executed this Amendment as of the day and year first above written.

Signed in the presence of:

WEITZER SERENA LAKES TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.

Marta M. Iglesias Thomas

BY:

John Swisher
JOHN SWISHER, President

Print Name: *Marta M. Iglesias Thomas*

Print Name:

Elizabeth S. Carballosa

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing was acknowledged before me, this 31st day of MAY, 2005, by JOHN SWISHER, as President of WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of said corporation. He is personally known to me or has produced FL ID License as identification.

Marta M. Iglesias Thomas
NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires:

Print Name:



This instrument prepared by:
L. Chara T/lor, ESQUIRE
SIEGFRIED, RIVERA, LERNER, DE LA TORRE & GONEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134
Telephone: 305-442-3534
Facsimile: 305-443-3282

HALEMAN/NOTARY/STATE/FLORIDA/2005/000

201 ALHAMBRA CIRCLE | SUITE 1102 | CORAL GABLES, FLORIDA 33134
MIAMI-DADE 305.442.3334 | FAX 305.443.3292 | TOLL FREE 800.737.1390

STEVEN M. SIEGFRIED
OSCAR R. RIVERA
LISA A. LERNER
HELIO DE LA TORRE
STUART H. SOBEL
MARIA VICTORIA ARIAS
JAMES F. HARRINGTON
ELISABETH D. KOZLOW
MICHAEL J. KURZMAN
JOSEPH A. MILES

LCTRIGG@SIEGFRIEDLAW.COM

REPLY TO CORAL GABLES OFFICE

November 5, 2007

VIA EMAIL: mary@unitedcommunity.net
AND REGULAR MAIL

Mary Oveido, Property Manager
United Community Management Corporation
11784 West Sample Road
Coral Springs, FL 33065

Re: Century Serena Lakes Townhomes Homeowners Association, Inc.

Dear Mary:

Enclosed herewith please find two (2) Corrective Certificates of Amendment to the Association's Rules and Regulations ("Corrective Certificate") which have been duly recorded in the Public Records of Miami-Dade County, Florida in Official Records Book 26028 at Page 518, and Official Records Book 26028 at Page 520, respectively. Please make sure that copies of the Corrective Certificates is sent to all owners and added to the Association's governing documents.

If you should have any questions, please do not hesitate to contact this office at your earliest convenience.

Yours cordially,

SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.

L. Chere Trigg

L. Chere Trigg

LCT:cla
Enclosures
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DANIEL J. BARSKY
ROBERTO C. BLANCH
LAURIE STILWELL COHEN
CHRISTOPHER J. DIMARE
ALBERTO H. HERNANDEZ
GEORG KETELHOHN
GUILLERMO M. MANCEBO
IVETTE MACHADO
LAURA M. MANNING
PETER MELTZER
VIVIEN T. MONTZ
RAUL MORALES
FERN F. MUSSELWHITE
ROBERT NEMROW
HOWARD J. PERL
JASON M. RODGERS-DA CRUZ
MARY ANN RUIZ
CARIDAD RUSCONI
TIFFANY M. SEEMAN
NICHOLAS D. SIEGFRIED
L. CHERE TRIGG

OF COUNSEL

H. HUGH McCONNELL, P.A.

**CORRECTIVE CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS
OF CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. F/K/A
WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

THIS CORRECTIVE CERTIFICATE OF AMENDMENT ("Corrective Amendment") is executed this 26 day of October, 2007, by **CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit (the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of **CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. F/K/A WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.** in accordance with the Declaration of Covenants and Restrictions for Weitzer Serena Lakes Townhomes Homeowners Association, Inc. as recorded on December 5, 1994 in Official Records Book 16599 at Pages 5674 of the Public Records of Miami-Dade County, Florida and all exhibits thereto ("Declaration"); and

WHEREAS, an amendment to the Rules and Regulations ("Rules") of Weitzer Serena Lakes Townhomes Homeowners Association, Inc. was recorded on May 17, 2005 in Official Records Book 23378 at Page 3863 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the amendment inadvertently referred to the Association's name as Weitzer Serena Lakes Townhomes Homeowners Association, Inc.; and

WHEREAS, Articles of Amendment to the Association's Articles of Incorporation were filed with the Secretary of State on August 31, 1999 to change the name of the Association to Century Serena Lakes Townhomes Homeowners Association, Inc.; and

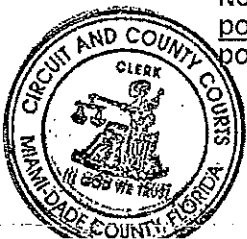
WHEREAS, the amendment to Rule 1 of the Association's Rules was proposed at a duly noticed Board Meeting held on the 24th day of January, 2005 and was adopted and approved by no less than a majority of the Board; and

WHEREAS, the Association is desirous of recording this Corrective Amendment in order to properly document the modification to Rule 1 of the Association's Rules;

NOW, THEREFORE, the Association does hereby file this Corrective Amendment to the Rules and Regulations for the reasons set forth above and does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.
2. New language is indicated by underscored type.
Deleted Language is indicated by ~~struck through type~~.
3. Rule 1 of the Rules is hereby amended as follows:

~~No Owner may lease a Lot or any portion thereof, nor permit a Lot or any portion thereon to be used for transient accommodations. No Lot, or any portion thereof, may be leased by an Owner for a period of less than six (6)~~



months one (1) year. Any lease shall be written, shall be for the entire Lot and not just a portion thereof, and must require the lessee to abide by the Declaration and all exhibits thereto. Notwithstanding anything in the Declaration or these rules and regulations to the contrary, no Lot may be leased by an Owner prior to the first one (1) year of ownership of the Lot by such Owner. In all other instances, leasing shall be permitted in accordance with the other provisions of the Declaration and these rules and regulations only upon the expiration of said initial one (1) year of ownership which for the purposes of this provision shall consist of twelve (12) consecutive months of record title ownership. Any Owner that owns a Lot as of the effective date of this amendment and any Institutional first mortgagee who holds a mortgage on a Lot as of the effective date of this amendment shall be deemed to have satisfied the one (1) year ownership requirement. The Board of Directors shall have the sole discretion to waive the restriction on leasing prior to the expiration of the one (1) year ownership period in cases resulting in undue hardship of the Owner of the Lot. Such waiver shall not constitute a waiver of any rights against the Owner of the Lot thereafter or against any other Owners.

IN WITNESS WHEREOF, Century Serena Lakes Townhomes Homeowners Association, Inc. has duly approved and executed this Corrective Amendment to the Rules and Regulations this 26 day of October 2007.

Print Name Renee Schwertzman

Diana Dunn

Print Name Diana Dunn

Cassie B. Reja

Print Name Cassie B. Reja

Danielle Borges

Print Name Danielle Borges

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

CENTURY SERENA LAKES TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.

BY:

John Swisher, President

STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY that this is a true copy of the original filed in this office on 2nd day of Nov, A.D. 2007

WITNESS my hand and Official Seal.

HARVEY RUVIN, CLERK, of Circuit and County Courts
By Harvey Ruvin D.C.



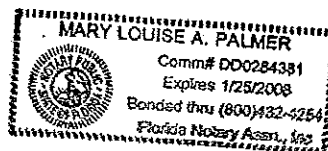
The foregoing instrument was acknowledged before me this 26 day of October, 2007 by John Swisher, as President of Century Serena Lakes Townhomes Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me and/or has produced a Florida Drivers License Number as identification.

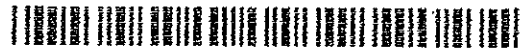
Notary Public, State of Florida

Print Name Mary Louise A. Palmer

My Commission Expires: January 25, 2008

This instrument prepared by:
L. Chere Trigg, Esquire
SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134
Telephone: (305) 4423334
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RECORDED 11/02/2007 13:21:43
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**CORRECTIVE CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS
OF CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. F/K/A
WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

THIS CORRECTIVE CERTIFICATE OF AMENDMENT ("Corrective Amendment") is executed this 26 day of October, 2007, by **CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit (the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of **CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. F/K/A WEITZER SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.** in accordance with the Declaration of Covenants and Restrictions for Weitzer Serena Lakes Townhomes Homeowners Association, Inc. as recorded on December 5, 1994 in Official Records Book 16599 at Pages 5674 of the Public Records of Miami-Dade County, Florida and all exhibits thereto ("Declaration"); and

WHEREAS, an amendment to the Rules and Regulations ("Rules") of Weitzer Serena Lakes Townhomes Homeowners Association, Inc. was recorded on July 21, 2005 in Official Records Book 23595 at Page 3265 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the amendment inadvertently referred to the Association's name as Weitzer Serena Lakes Townhomes Homeowners Association, Inc.; and

WHEREAS, Articles of Amendment to the Association's Articles of Incorporation were filed with the Secretary of State on August 31, 1999, to change the name of the Association to Century Serena Lakes Townhomes Homeowners Association, Inc.; and

WHEREAS, the amendment to add Rules 29, 30 and 31 to the Association's Rules was proposed at a duly noticed Board Meeting held on the 27th day of June, 2005 and was adopted and approved by no less than a majority of the Board; and

WHEREAS, the Association is desirous of recording this Corrective Amendment in order to properly document the addition of Rules 29, 30 and 31 to the Association's Rules;

NOW, THEREFORE, the Association does hereby file this Corrective Amendment to the Rules and Regulations for the reasons set forth above and does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.
2. All of the following is new language.
3. The Rules are hereby amended to add a new Rule 29 which provides as follows:

29. Hurricane Shutters. Hurricane shutters may only be closed during hurricane season (June 1 through November 30 of each year) ("Hurricane Season"), or when a hurricane watch



or warning has been issued that does not fall within Hurricane Season. All shutters must be removed no later than December 7 of each year. In the event of a hurricane watch or warning that does not fall within Hurricane Season, all shutters must be removed within seventy two (72) hours after the hurricane watch or warning has been lifted.

4. The Rules are hereby amended to add a new Rule 30 which provides as follows:

30. Parking. All owners' vehicles must have an Association issued permit to park on the property. Each unit shall be issued up to two (2) permits. Additional permits may be requested, and may be issued at the sole discretion of the Board of Directors. All new owners and/or new vehicles must obtain a permit within ten (10) days. All owners' vehicles must be parked in front of the owner's unit. All pickup trucks or vans that are otherwise in compliance with Rule 30 of these Rules and Regulations must park in front of the owner's unit.

5. The Rules are hereby amended to add a new Rule 31 which provides as follow

31. Commercial Trucks, Trailers, Campers and Boats. No trucks, commercial vehicles, campers, buses, mobile homes, motor homes, monster trucks, tractor pull trucks, limousines, all terrain vehicles ("ATV's"), All Terrain Carts ("ATC's"), go-carts, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers, or buses shall be permitted to be parked or to be stored at any place within Century Serena Lakes Townhomes Homeowners Association, Inc., nor in dedicated areas. For purposes of this Section, "commercial vehicles" shall mean any vehicle in which commercial equipment or activity is visible from the exterior of the vehicle, including, but not limited to the windows and doors, or any vehicle having a gross vehicle weight in excess of ten thousand (10,000) pounds, or any vehicle containing three (3) or more axles regardless of weight, or any vehicle displaying commercial signs, lettering, logos or advertisements, or any vehicle intended for transportation of goods, or any vehicle which is not designed and used for customary, personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The prohibitions on parking contained in this Section shall not apply to pick-up trucks no longer than ten (10) feet, or trucks or vans having a gross vehicle weight of less than ten thousand (10,000) pounds with no more than two (2) axles, police vehicles, the temporary parking of trucks and commercial vehicles, such as for pick-up and delivery and other commercial services, nor to passenger-type vans for personal use which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time). No on-street parking or parking on lawns shall be permitted.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained in the Rules and Regulations now or hereinafter adopted may be towed by the Association at the sole expense of the owner of such vehicle. If such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind.

IN WITNESS WHEREOF, Century Serena Lakes Townhomes Homeowners Association, Inc. has duly approved and executed this Corrective Amendment to the Rules and Regulations this 26th day of October, 2007.

[Signature]
Print Name Renee Schwartzman

CENTURY SERENA LAKES TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.

[Signature]
Print Name Diana Dunn

BY:

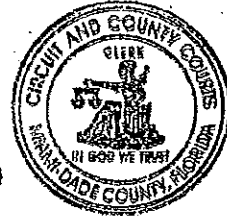
[Signature]
John Swisher, President

[Signature]
Print Name Diana Dunn

[Signature]
Print Name Cristi B. Perez

[Signature]
Print Name Danielle Borges

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 26th day of
NOV, A.D. 2007
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
by [Signature] 11/1/07 D.C.



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of October, 2007 by John Swisher, as President of Century Serena Lakes Townhomes Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me and/or has produced Florida Drivers License Number as Identification.

[Signature]
Notary Public - State of Florida
Print Name: MARY LOUISE A. PALMER
My Commission Expires: January 25, 2008

This instrument prepared by:
L. Chere Trigg Esquire
SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134
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