

**LAKE ST. CHARLES MASTER ASSOCIATION, INC.**  
**C/O ENPROVERA PROPERTY ADVISORS, LLC**  
**330 Pauls Drive Ste. 200**  
**Brandon, FL 33511**

**NOTICE OF SPECIAL MEMBERSHIP MEETING**

In accordance with the By-Laws of the Lake St. Charles Master Association, Inc., notice is hereby given for a Special Membership Meeting to be held on **December 5, 2022, at 6:30 p.m.**, Via zoom: 737 829 2280.

AGENDA:

- Call Meeting to order by President
- Proof of Notice
- Roll Call, Establish a Quorum
- Old Business:
- New Business:
  - Amendment for Rentals
- Member's Concerns and Questions
- Adjournment

DATE OF NOTICE: October 6. 2022

Your attendance at this special meeting is important. However, if you are unable to attend, please complete the Limited Proxy Form and the Ballots and mail to Lake St. Charles Master Association, Inc., c/o EnProVera Property Advisors, 330 Pauls Drive, Ste. 200, Brandon, FL 33511. **You may also give your proxy form to a current member of the Board of Directors, or bring the proxy to the Clubhouse.** The proxy will not be valid unless fully executed.

If you have any questions, please do not hesitate to call Adriana Urbina at (813) 501-3381

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### **LIMITED PROXY**

The undersigned, owner(s) or designated voter of the lot number \_\_\_\_\_, in Lake St. Charles Master Association, Inc., hereby appoints \_\_\_\_\_, or (if left blank), the Secretary of Lake St. Charles Master Association, Inc. (hereinafter the "Association"), as my proxyholder to attend the meeting of the members of the Association to be held on December 5, 2022 at 6:30P. M, via zoom 737-829-2280, or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

\*Added language will be underlined, language taken out with have a strikethrough.

#### **Vote #1 – Proposed Amendment to Article I, Section 16 of the Declaration**

- I. **"Lot"** shall mean and refer to plot of land shown and identified by number upon any Plat of the Property now or hereafter made subject to this Master Declaration which is intended for single-family residential use. Single Family Residential use is defined as a dwelling that is restricted to residential occupancy by one family.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article I, Section 16 of the Declaration.

\_\_\_\_\_ No, I am opposed to the proposed amendment to Article I, Section 16 of the Declaration.

#### **Vote #2 – Proposed Amendment to Article III, Section 12 of the Declaration**

- II. (a). No lot may be leased or rented for a period of less than six months.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (a.) of the Declaration.

\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (a.) of the Declaration.

#### **Vote #3 – Proposed Amendment to Article III, Section 12 of the Declaration**

- III. (b). No lot may be leased or rented without the prior written approval of the Association. An owner wishing to lease his or her lot must submit a copy of the lease agreement to the Association at least seven (7) days prior to the proposed tenant(s) moving into the lot.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (b.) of the Declaration.

\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (b.) of the Declaration.

#### **Vote #4 – Proposed Amendment to Article III, Section 12 of the Declaration**

- IV. (c). No person who is registered as a sexual predator or sexual offender with the Florida Department of Law Enforcement pursuant to Section 775.21 of the Florida Statutes may reside in any lot which is leased or rented.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (c.) of the Declaration.

\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (c.) of the Declaration.

**Vote #5 – Proposed Amendment to Article III, Section 12 of the Declaration**

- V. (d.) No owner, other than the Association, may rent or lease his or her lot during the first two years of ownership of the Lot without written consent from the Association.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (d.) of the Declaration.  
\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (d.) of the Declaration.

**Vote #6 – Proposed Amendment to Article III, Section 12 of the Declaration**

- VI. (e.) The Board of Directors shall have the authority by majority vote of the Board to adopt additional rules and regulations governing the procedures for lease applications, lease approval process, term limits, rental caps, a rental waiting list, among other leasing restrictions.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (e.) of the Declaration.  
\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (e.) of the Declaration.

**Vote #7 – Proposed Amendment to Article III, Section 12 of the Declaration**

- VII. (f.) All tenants must complete the Tenant Information and turn this in no less than three (3) days prior to occupancy. The Association shall have the right to require that a substantially uniform lease application be used.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (f.) of the Declaration.  
\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (f.) of the Declaration.

**Vote #8 – Proposed Amendment to Article III, Section 12 of the Declaration**

- VIII. (g.) No advertising (e.g. on AirBNB, VRBO, Homeaway, Booking.com, craigslist) or any other online or print venue shall be permitted except for those used by realtors for the purposes of long term lease.

\_\_\_\_\_ Yes, I approve the proposed amendment to Article III, Section 12 (g.) of the Declaration.  
\_\_\_\_\_ No, I am opposed to the proposed amendment to Article III, Section 12 (g.) of the Declaration.

Dated: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF OWNER OR DESIGNATED VOTER

**THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above.

\_\_\_\_\_  
SIGNATURE OF PROXYHOLDER

**PROPOSED AMENDMENTS TO  
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR LAKE ST. CHARLES MASTER ASSOCIATION, INC.**

**Article I. Section 16. “Lot”** shall mean and refer to plot of land shown and identified by number upon any Plat of the Property now or hereafter made subject to this Master Declaration which is intended for single-family residential use. Single Family Residential use is defined as a dwelling that is restricted to residential occupancy by one family.

**Article III.           Section 12. Leasing:**

(a). No lot may be leased or rented for a period of less than six months.

(b). No lot may be leased or rented without the prior written approval of the Association. An owner wishing to lease his or her lot must submit a copy of the lease agreement to the Association at least seven (7) days prior to the proposed tenant(s) moving into the lot.

(c.) No person who is registered as a sexual predator or sexual offender with the Florida Department of Law Enforcement pursuant to Section 775.21 of the Florida Statutes may reside in any lot which is leased or rented.

(d.) No owner, other than the Association, may rent or lease his or her lot during the first two years of ownership of the Lot without written consent from the Association.

(e.) The Board of Directors shall have the authority by majority vote of the Board to adopt additional rules and regulations governing the procedures for lease applications, lease approval process, term limits, rental caps, a rental waiting list, among other leasing restrictions.

(f.) All tenants must complete the Tenant Information and turn this in no less than three (3) days prior to occupancy. The Association shall have the right to require that a substantially uniform lease application be used.

(g.) No advertising (e.g. on AirBNB, VRBO, Homeaway, Booking.com, craigslist) or any other online or print venue shall be permitted except for those used by realtors for the purposes of long term lease.