

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR FIESTA KEY
OWNERS ASSOCIATION OSCEOLA COUNTY, FLORIDA**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR FIESTA KEY OWNERS ASSOCIATION OSCEOLA COUNTY, FLORIDA ("First Amendment") is made and entered into this 11th day of MAY, 2017, by SALA INC. ("Declarant") governing Fiesta Key Owners Association, Inc. (the "Association").

WITNESSETH

WHEREAS, the Declarant caused for that certain Declaration of Covenants and Restrictions for Fiesta Key Owners Association Osceola County, Florida to be recorded on July 7 2004 in Official Records Book 2552, Page 314 of the Public Records of Osceola County, Florida ("Declaration");

WHEREAS, Article X, Section 4 of the Declaration provides that the Declarant has the right to amend, modify or rescind such parts of the Declaration as it, in its sole discretion, deems necessary or desirable so long as it is a Class B Member of the Association;

WHEREAS, the Declarant is still a Class B Member of the Association;

WHEREAS, the Declarant desires to amend the Declaration as more fully set forth below.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Amendment.** The Declarant having full authority to make such amendments, modifies the Declaration as follows (additions are indicated by underlining; deletions are indicated by ~~strikeouts~~):

a. Article VII, Section 6 shall be amended as follows:

Livestock and Animal Restrictions. No livestock, poultry, or animals of any kind or size shall be raised, bred, or kept on any Lot or in any Dwelling Unit provided, however, that dogs, cats, or other common domesticated household pets may be raised and kept, subject to the following restrictions; ~~provided such pets are not kept, bred or maintained for any commercial purposes.~~

- a) No pets may be kept, bred or maintained for any commercial purpose;
- b) No more than two (2) dogs may reside within a Dwelling Unit;
- c) No dog that may be considered, in the Board of Director's discretion, a "dangerous dog" as defined by Fla. Stat. § 767.11, or classified as dangerous by an animal control authority pursuant to Fla. Stat. § 767.12, or weighing more than thirty-five (35) pounds are allowed in the Subdivision Community;
- d) All pets must be up to date on vaccinations, including but not limited to rabies, and appropriate documentation must be provided to the Association.

Any Owner seeking an accommodation for a pet of any kind or size as either a service animal or an emotional support animal that would otherwise not be permitted pursuant to the above restrictions must

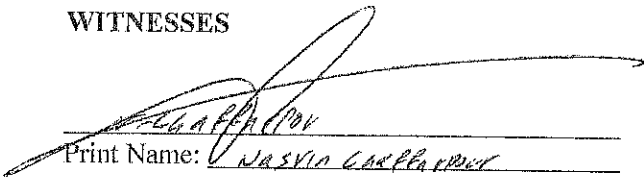
submit an application for such accommodation in writing to the Association. For a service animal, such application must describe the specific need for the accommodation, as well as any information or documentation as may be reasonably required by the Association to verify that such a disability exists and the relationship between the disability and the need for the service animal. For an emotional support animal, such application must describe the specific need for the accommodation and a note from a doctor attesting to such need for such accommodation.

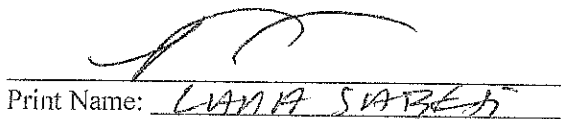
Such permitted pets shall be kept on the Owner's Lot and shall not be allowed to roam free in the Subdivision Community or on to any other Owner's property. No permitted pet shall be allowed to make noise in a manner of such volume as to annoy or disturb other Owners. Use of "Pooper Scoopers," is mandatory for dogs. The Board of Directors may vote for removal of a pet that may be a nuisance to other unit owners.

3. **Effect of this Amendment.** Except as modified by, all other terms and provisions of the Declaration shall remain applicable, unchanged, and in full force and effect.

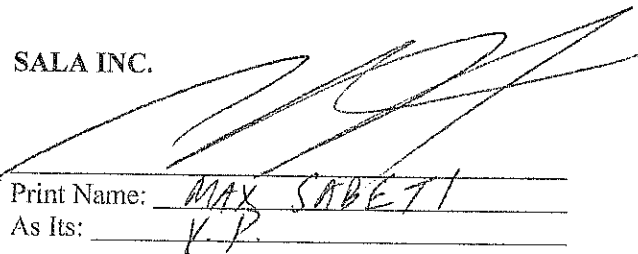
IN WITNESS WHEREOF, the undersigned has caused this FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR FIESTA KEY OWNERS ASSOCIATION OSCEOLA COUNTY, FLORIDA to be executed as of the date set forth adjacent to its signature below.

WITNESSES


Print Name: WAFIQ GHARIB


Print Name: LIANA SABETI

SALA INC.

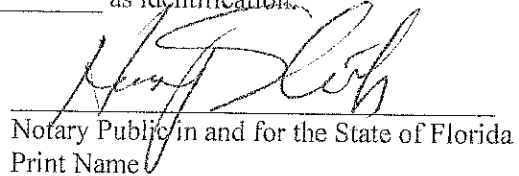

Print Name: MAX SABETI
As Its: V.P.

STATE OF FLORIDA)
COUNTY OF ORANGE)

This instrument was acknowledged before me on this the 11 day of May, 2017 by max Sabeti as _____ of ala, Inc.. Said officer is personally known to me or has produced his _____ as identification.

My Commission Expires:




Notary Public in and for the State of Florida
Print Name _____