LIMITED PROXY

The undersigned hereby appoints person, hereby appoints the President, or in the abset the absence of the Vice President, the Secretary of t full power of substitution, as my proxy holder to at Park Homeowners Association, Inc. to be held or	he Association of the Board of Directors, with tend the Meeting of the Members for Mang e Monday, September 27, 2021, at 6:30p.m .
at Palma Sola Presbyterian Church 6510 3 rd adjournment or adjournments thereof. The proxy hand act for me to the same extent (general powers power of written substitution, except that my proxy has been substitution.	holder named above has the authority to vot) that I would if personally present, with ful
<u>LIMITED POWERS</u> (FOR YOUR VOTE TO BE OF YOU <u>MUST</u> INDICATE YOUR PREFERENCE IN	
I SPECIFICALLY AUTHORIZE AND HEREBY II MY VOTE IN REFERENCE TO THE FOLLOWIN	
SEE ENCLOSED AMENDMENT FOR TEXT AND EXPLANATION	
Proposed 2-year Lease Prohibition – Do you approve amending the Declaration to include a new Article 6.15 to prohibit the leasing of homes during the first 2 years of ownership (with stated exceptions)? See the enclosed text of proposed new Article 6.15 and explanation.	
YES, FOR	NO, <u>AGAINST</u>
DATED this day of, 2	2021.
Lot # & Street Address:	, Bradenton, FL 34209
LOT OWNERS (or that owner designated on the vo	oting certificate, if applicable)
Name (print)	Signed
Name (print)	Signed

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

For your vote to be counted we must receive this proxy by Friday, 9/24/2021

- Please email to <u>nicole@sunstatemanagement.com</u>
- or mail to Mango Park Homeowners' Association, Inc., c/o Sunstate Association Management Group, Inc., P.O. Box 18809, Sarasota, FL 34276.
- or bring to the meeting with you.

PROPOSED AMENDMENT

To

Declaration of Covenants, Conditions, Restrictions and Easements Mango Park Northwest

[Proposed new text is <u>underlined</u>.]

Explanation: This is a NEW proposed amendment that will help ensure that Lots are owner-occupied and not bought for pure investment purposes. This amendment proposes that Lots cannot be rented during the first two (2) years of ownership, except for the four (4) limited exceptions. This amendment does not apply to current owners. It only applies to purchasers who acquire title to the Lot after the adoption and recording of this amendment.

ARTICLE VI USE RESTRICTIONS AND COVENANTS 6.15

6.15 Notwithstanding any other provisions of this Declaration, after each conveyance or other transfer of a Lot subsequent to the recording of this amendment in the public records, the Lot shall not be leased during the initial two (2) years of ownership. However, this two (2) year lease prohibition shall not apply to: a) transfers made primarily for estate planning purposes which are for nominal consideration (including without limitation transfers to a Lot Owner's spouse, transfers directed by a Lot Owner's will to beneficiaries or heirs or into a trust), b) Lots owned by the Association, c) Lots owned by an institutional first mortgagee acquired through foreclosure or the acceptance of a deed in lieu of foreclosure, and d) Lots owned by military personnel subject to a United States government relocation or deployment order. In the event of a dispute concerning the primary purposes of a transfer, the Association's Board of Directors shall determine the purpose of the transfer, which decisions shall be final unless wholly arbitrary and capricious.