



WELLINGTON HOA OF LEE COUNTY INCORPORATED  
16733 Wellington Lakes Circle, Fort Myers, FL 33908

## Wellington Declaration of Covenants Article XI – Prohibited Uses – Section 19 1-Year Leasing Moratorium for New Owners

(AMENDMENT RECORDED WITH CLERK OF THE COURT LEE COUNTY EFFECTIVE 05/02/25)

### **AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR WELLINGTON**

On February 4, 2025, a two-thirds (2/3) majority of all current Wellington Owners voted to approve an amendment to the Governing Documents – Declaration of Covenants, Restrictions, Easements, Charges and Liens for Wellington. This amendment restricts new owners from leasing their property for 1-year from the day of recording the deed with Lee County, Florida. The exact verbiage of the amendment is excerpted below.

### **ARTICLE XI – PROHIBITED USES - SECTION 19 – 1-YEAR LEASING MORATORIUM**

#### **Article XI, Section 19 of the Declaration is hereby amended as follows**

Leasing Moratorium for New Owners. Notwithstanding any provision of the Declaration to the contrary, no Owner may lease his or her Unit for a period of one (1) year from the first date of ownership. The one (1) year leasing moratorium shall commence on the date the deed to the Unit is recorded in the public records of Lee County, Florida. The foregoing notwithstanding, if title to a Unit is transferred pursuant to a devise, intestate succession, or dissolution of marriage and the Unit is being leased pursuant to an approved lease at the time of transfer, the new Owner may continue to lease the Unit for the remainder of the current lease and any renewals of the lease as long as the tenants have not changed. Upon expiration of the lease or any approved renewals of the lease with the same occupants, the one (1) year leasing moratorium shall commence. This restriction does not apply to Units acquired by the Association while those Units are owned by the Association.