

PREPARED BY AND SHOULD BE
RETURNED TO:
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KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2015171602 06/17/2015 at 02:31 PM
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Condominium Plats pertaining
hereto are filed in Plat Book 17, Pages 17-19.

**AMENDMENT TO DECLARATION OF
FIVE TOWNS OF ST. PETERSBURG, NO. 304, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of FIVE TOWNS OF ST. PETERSBURG, NO. 304, INC., hereinafter referred to as Association, desires to amend the Declaration for said condominium association, which Declaration of Condominium and Bylaws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 4138, beginning with Page 707, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said unit owners/members was duly called in accordance with the Declaration of Condominium and Bylaws, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on May 20, 2015, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendment, which amendment was proposed by resolution by said Directors, same was presented for a vote, and accepted by the required vote of the Board of Directors, and said amendment was approved by the vote of the required percentage of unit owners/members

according to the provisions of the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, that the Board of Directors and the unit owners/members have approved the Amendment to the Declaration, said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendment is to be provided within said Declaration of Condominium, and said amendment is as follows:

18. CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS. In order to insure a community of congenial residents and thus protect the value of the units, the sale, leasing, rental and transfer of units by any owner shall be subject to the following provisions:

(b) RENTAL OR LEASE: A condominium parcel shall not be leased or rented without the prior written approval of the Association, and the terms and conditions of said Lease are subject to the approval of the Board of Directors of the Association. The Board of Directors shall have the right to require that a substantially uniform form of lease be used.

In the event the Board of Directors approves a rental or lease, such approval of a lease or rental shall not release the member from any obligation under this Declaration. Any such lease or rental shall terminate upon the conveyance of a member's membership and interest in a condominium parcel or upon the death of the lessee.

A unit owner may only rent his or her unit for not less than One Hundred Ninety (190) days during any one yearly rental period. A rental period shall commence upon the date that the Board of Directors approves said rental or lease and the yearly period shall begin on the same date and time as said lease has been approved and shall be based upon a twelve (12) month period from that date. No unit may be leased for a period less than as provided herein, notwithstanding any provision contained herein to the contrary.

Notwithstanding anything to the contrary herein, when a unit is purchased, the new owner(s) shall not be entitled to lease or rent their unit unless or until they have owned their unit for a period of not less than one (1) year from the date of recordation of the deed.

that identifies the new owners of that unit. After the period of one (1) year, the owner(s) may rent or lease the unit, subject to the terms and conditions of the provisions of the Declaration of Condominium as set forth herein, Paragraph 18, et al, and all rules and regulations regarding rental or leasing for all owners, whether new owners or not, as set by the Board of Directors.

Save and except (as in) the case of sickness or death of lessor or lessee causing hardship for parties involved, the unit may be re-let at the discretion of the Board of Directors.

RESOLVED, further, that said Amendment to the Declaration of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

FIVE TOWNS OF ST. PETERSBURG, NO. 304, INC.

BY: Marion Boyle
President

BY: Eleanore M. Palluck
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of June, 2015, by Marion Boyle, the President and Eleanore Palluck, the Secretary, who are personally known to me or who have produced _____ as identification and who did take an oath and depose and says that they executed the foregoing Amendment and acknowledge to and before me that they executed said Amendment for the purpose therein expressed.

Witness my hand and official seal this 15th day of June, 2015.

My commission expires: Peter K. Schmidt



COMMISSION #FF233972
EXPIRES: May 25, 2019
WWW.AARONNOTARY.COM

Peter K. Schmidt
Notary Public

Peter K. Schmidt
Notary Name Typed/Printed

(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)