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REAL ESTATE ATTORNEY

January 4, 2016

Town Shores - Windsor House
ATTN: Ms. Cathy Vetrano

SENT VIA EMAIL

RE: Town Shores - Windsor House

Dear Cathy:

Enclosed please find the recorded Amendments, which has also been delivered to the lawyer for the closing on the Penthouse. I congratulate the Association.

As you can on the last page, in bold print, there is a notification that there can only be 5 out of 121 units. I suggest that you have a meeting within 2 weeks, with 2 weeks, embracing that bold print language and any other rules and regulations that you wish for those type of entities that may own a unit. These rules may include use, designation of people that have the right to vote, right to use, etc. It might be a good idea to do that to make sure all of the unit owners are happy.

These documents have now been recorded pursuant to the requirements of Florida Statute Chapter 718 and the Association must forward copies of the Amendments to the Declaration and By-Laws to the unit owners so they may place the Amendments within their condominium documents for future reference.

Should you have any questions, please let me know and again, I thank you for your cooperation and I congratulate the Association.

Yours truly,

ZACUR, GRAHAM & COSTIS, P.A.

RICHARD A. ZACUR
RAZ/st
Enclosure



PREPARED BY AND SHOULD BE RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur, Graham & Costis, P.A.
P.O. Box 14409
St. Petersburg, Florida 33733

Condominium Plats pertaining
hereto are filed in Plat Book 21, Pages 60-62.

**AMENDMENTS TO DECLARATION AND BY-LAWS OF
TOWN SHORES OF GULFPORT, NO. 217, INC., A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN SHORES OF GULFPORT, NO. 217, INC., hereinafter referred to as Association, desires to amend the Declaration and By-Laws 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 4305, beginning with Page 1619, 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 December 30, 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 amendments, which amendments were proposed by resolution by said Directors, same were presented for a vote, and accepted by the required vote of the Board of Directors, and said amendments were approved by the vote of the required percentage of unit owners/members according to the provisions of the Declaration of Condominium and

By-Laws for said Association.

WHEREAS, that the Board of Directors and the unit owners/members have approved the Amendments to the Declaration and By-Laws, and said Amendments are hereinafter provided.

NOW THEREFORE, said Declaration of Condominium and By-Laws shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendments are to be provided within said Declaration of Condominium and By-Laws and said amendments are as follows:

1. The Declaration as previously amended at O.R. Book 5333, Page 690, shall be amended as follows:

Section 18c. ~~No purchaser or lessee shall be a corporation or non-natural person. A corporation, limited liability company or a partnership, or any other form of non-natural entity ownership shall only be allowed to own an interest in one (1) unit and no more than one (1) unit. At no time can there be more than a total of five (5) units owned within the Condominium by a corporation, limited liability company, partnership or any other non-natural person entity at a time. All units owned within the Association are subject to the terms and conditions set forth by the Board of Directors.~~

Individual owners may have only their unit owned in a family trust, which shall not be considered a non-natural person for the five (5) unit total limitation set forth herein. However, the family trust may not own more than one (1) unit.

The units owned by a corporation, limited liability company, partnership, non-natural person entity or trust shall not be used for the regular practice of business or speculative investment or other similar purposes.

2. The By-Laws as previously amended at O.R. Book 5333, Page 690, shall be amended as follows:

Article IV, Section 4. ~~Ownership of a condominium parcel shall be limited or restricted to a natural person or persons only and excluded to corporations or other non-natural persons. A corporation, limited liability company or a partnership, or any other form of non-natural entity ownership shall only be allowed to own an interest in one (1) unit and no more than one (1) unit. At no time can there be more than a total of five (5) units owned within the Condominium by a corporation, limited liability company, partnership or any other non-natural person entity at a time. All units owned within the~~

Association are subject to the terms and conditions set forth by the Board of Directors.

Individual owners may have only their unit owned in a family trust, which shall not be considered a non-natural person for the five (5) unit total limitation set forth herein. However, the family trust may not own more than one (1) unit.

The units owned by a corporation, limited liability company, partnership, non-natural person entity or trust shall not be used for the regular practice of business or speculative investment or other similar purposes.

RESOLVED, further, that said Amendments to the Declaration of the Association and By-Laws are hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

TOWN SHORES OF GULFPORT, NO. 217, INC., A
CONDOMINIUM

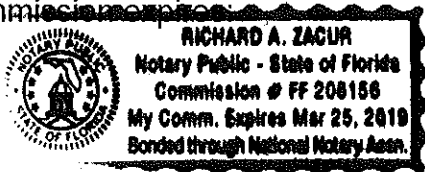
BY: Catherine Vetrano
President

BY: Joan A. Owen
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30th day of December, 2015, by Catherine Vetrano, the President, who is personally known to me or who has produced FL Dr. License as identification and who did take an oath and depose and say that she executed the foregoing Amendment and acknowledges to and before me that she executed said Amendment for the purpose therein expressed.

My commission expires:



Richard A. Zacur
Notary Public
Richard A. Zacur
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.)

i.e., AS SET FORTH HEREIN THE DECLARATION AND BY-LAWS, THERE CAN ONLY BE FIVE (5) NON-NATURAL OWNERS AT ANY ONE TIME; THE REMAINING ONE HUNDRED SIXTEEN (116) UNITS SHALL BE OWNED BY A NATURAL PERSON OR THEIR FAMILY TRUST.