

INST # 91-185721
JULY 12, 1991 11:33AM

PINELLAS COUNTY FLA.
OFF. REC. BK 7621 PG 1739

Rerecorded to record Exhibit A as
originally intended.

OF RECORDING
REC 6.00
DS _____
INT _____
FEES _____
MIF _____
P/C _____
REV _____
TOTAL 6.00

CERTIFICATE OF AMENDMENT

TO

DECLARATION OF CONDOMINIUM AND BY-LAWS

OF

TOWN SHORES OF GULFPORT NO. 200, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on April 1, 1989, by a vote as required in the respective Declaration of Condominium and By-Laws, and after the unanimous adoption of a Resolution proposing said amendments by the Board of Directors, the Declaration of Condominium and By-Laws for TOWN SHORES OF GULFPORT NO. 200, INC., as originally recorded for the Declaration of Condominium in O.R. Book 3388, page 237, et seq., and O.R. 3388, page 268, et seq., of the By-Laws in the Public Records of Pinellas County, Florida, be and the same is amended as follows:

The Declaration of Condominium and By-Laws of TOWN SHORES OF GULFPORT NO. 200, INC., is hereby amended in accordance with Exhibit A attached hereto and entitled "Amendment to Declaration of Condominium and By-Laws for TOWN SHORES OF GULFPORT NO. 200, INC."

IN WITNESS WHEREOF, TOWN SHORES OF GULFPORT NO. 200, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 24th day of APRIL, 1989.

OF RECORDING
REC 10.50
DS _____
INT _____
FEES _____
MIF _____
P/C _____
REV _____

TOWN SHORES OF GULFPORT NO.
200, INC.

By: Michael Gallo
President

ATTEST: TOTAL 40.50

(CORPORATE SEAL)

Louis W. Shade
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, a Notary Public in and for the State and County aforesaid, duly authorized to take acknowledgements, personally appeared Michael Gallo and Louis W. Shade, respectively, of TOWN SHORES OF GULFPORT NO. 200, INC. to me well known, and they acknowledged before me that they executed, sealed and delivered the foregoing Certificate of Amendment for the uses and purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, have hereunto set my hand and official seal this 24th day of April, 1989.

RETURN TO:

Michael Gallo
5840 - 30th Ave. S. #301
Gulfport, FL 33707

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 08, 1992

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 6 PAGES 367-37

AMENDMENT

TO

DECLARATION OF CONDOMINIUM AND BY-LAWS

FOR

TOWN SHORES OF GULFPORT NO. 200 INC.

The following is hereby added to:
the Declaration of Condominium; 20. OBLIGATIONS OF MEMBERS
O. R. Book 3388, Page 239 as (F) 1., and the By-Laws; ARTICLE X,
HOUSE RULES, O. R. Book 3388, Page 268, as E 1.

(E) 1.

(F) 1. After the effective date of this amendment, at least 80% of all occupied units must be occupied by at least one person 55 years of age or older. Hereafter, no unit shall be sold or leased to any person or persons under the age of 55 unless the unit is to be occupied by at least one person over 55 IN ACCORDANCE WITH SECTION 807 OF THE FAIR HOUSING AMENDMENT ACT OF 1988.

Persons under the age of fifty-five (55) and more than 14 years of age may occupy and reside in a unit as long as at least one permanent occupant is fifty-five (55) years of age or older. Notwithstanding the language contained above, no person under the age of 14 shall be allowed to permanently reside in or occupy a residence.

The Board of Directors shall promulgate, from time to time, such rules, regulations and procedures as are necessary to insure continuing compliance with this restriction and consistent with an intent to comply with Section 807 of the Fair Housing Amendments Act of 1988.

The Board of Directors shall have the authority to provide facilities or services specifically designed to meet the requirements of the Fair Housing Amendments Act of 1988.

It is the intent of this amendment to provide housing for persons aged 55 or older. However, this Board of Directors shall have the right to accept occupancy of up to 20% of the units by persons such as a surviving spouse or other relatives of a deceased owner or other person IN ACCORDANCE WITH SECTION 807 OF THE FAIR HOUSING AMENDMENT ACT OF 1988.

This restriction shall not apply to any person residing in a unit at the time this restriction was approved by the members of the Association.

Return to: Gloria Nichols
3210 59th Street South
Gulfport, Fl. 33707

RECORDED
PINELLAS CO. FLORIDA
James M. [unclear]
CLERK CIRCUIT COURT

JUL 14 4 08 PM '75

FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
OF TOWN SHORES OF GULFPORT, NO. 200,
INC., A CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership of Town Shores of Gulfport, No. 200, Inc., a Condominium, was dated on the 26th day of August 1970, by GEL-MET DEVELOPMENT CORP., a corporation existing under the laws of the state of Florida, and was recorded on the 2nd day of September 1970 in Official Records Book 3388 at Pages 226 et seq., of the Public Records of Pinellas County, Florida, which Declaration is hereinafter referred to as "Original Declaration"; and

WHEREAS, Town Shores of Gulfport, No. 200, Inc., a Florida non profit corporation, hereinafter referred to as "Association" is the Condominium Association governing the affairs of Town Shores of Gulfport, No. 200, Inc., a Condominium; and

WHEREAS, at a special meeting of the members of the Association on the 27th day of June, 1975, duly called in accordance with the Association's Bylaws, three-fourths of the members of the Association in person and by proxy, did propose, vote in favor of and adopt an Amendment to the Original Declaration as hereinafter set out in this Amendment;

NOW, THEREFORE, three-fourths of the members of the Association, in person and by proxy, pursuant to the provisions of Item 12 on page 4 of the Original Declaration and the Bylaws of the Association and in compliance with Florida Statutes, Chapter 711, the Condominium Act, as Amended, do hereby make and adopt the following Amendment to the Original Declaration by adding to Item 15(b) (2) on page 6 and to Item 20(g) on page 14 the following clause:

"Provided, however, Condominium parcel owners may modify the exterior doors and door casements to their units so as to provide for the installation of ventilators in said doors, and/or to provide for and to erect an additional door of screen design all in conformity with regulations prescribed by the Board of Directors of Town Shores of Gulfport, No. 200, Inc., a Florida non profit corporation."

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed in its name by its proper and fully authorized officer and its corporate seal to be affixed the day and year written above its name.

DATED, this 11 day of July 1975, at Gulfport, Pinellas County, Florida.

TOWN SHORES OF GULFPORT, NO. 200, INC.,
a Florida non profit corporation (SEAL)

Signed, sealed and
delivered in the
presence of:

By Clayton Hildebrand
Clayton Hildebrand, President

Barbara Bowen, secretary

Leon X. Heim

STATE OF FLORIDA)
) SS.
COUNTY OF PINELLAS)

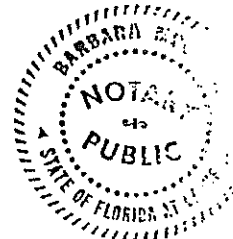
I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared CLAYTON HILDEBRAND, President of TOWN SHORES OF GULFPORT, NO. 200, INC., a Florida non profit corporation, and that he acknowledged executing the above and foregoing First Amendment in the presence of two subscribing witnesses, freely and voluntarily, under the authority vested in him by TOWN SHORES OF GULFPORT, NO. 200, INC., and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 11th day of July, 1975.

Barbara Mueller
Notary Public

Notary Public, State of Florida at Large
My Commission Expires APRIL 10, 1977

My Commission Expires: _____



CERTIFICATE

THIS IS TO CERTIFY THE FOLLOWING:

1. That the foregoing Amendment is a true copy of a Resolution amending the Declaration of Condominium of TOWN SHORES OF GULFPORT, NO. 200, INC., a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 3388 at Pages 226 to 249 inclusive, which Resolution was duly adopted by three-fourths of the members in person and by proxy of TOWN SHORES OF GULFPORT, NO. 200, INC., a Florida non profit corporation, at a special meeting duly held on the 27th day of June, 1975, in accordance with the requirements of the Bylaws of the Declaration of Condominium of TOWN SHORES OF GULFPORT, NO. 200, INC., a Condominium, for its amendment.

2. That the said Resolution is outstanding and is of full force and effect and has not been varied, or modified, and is unrevoked.

Dated and executed at Gulfport, Pinellas County, Florida, this 11 day of July, 1975.

TOWN SHORES OF GULFPORT, NO. 200, INC.,
a Florida non profit corporation (SEAL)

By Clayton Hildebrand
Clayton Hildebrand, President

WITNESSES:

Barbara Browne secretary

Leon K. Heim

STATE OF FLORIDA)
) SS.
 COUNTY OF PINELLAS)

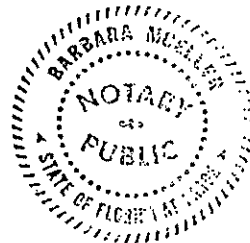
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared CLAYTON HILDBRAND, well known to me to be the President of TOWN SHORES OF GULFPORT, NO. 200, INC., a Florida non profit corporation, and he acknowledged executing the above and foregoing Certificate in the presence of two subscribing witnesses, freely and voluntarily, under the authority vested in him by TOWN SHORES OF GULFPORT, NO. 200, INC., and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 11th day of July, 1975.

Barbara Mueller
 Notary Public

My Commission Expires: _____

Notary Public, State of Florida at Large
 My Commission Expires APRIL 10, 1977



INST # 92-330547
NOV 13, 1992 3:19PM
AMENDMENTS TO THE BY-LAWS
DECLARATION OF CONDOMINIUM

PINELLAS COUNTY FLA.
OFF.REC.BK 8089 PG 1269

TOWN SHORES OF GULFPORT NO. 200, INC.
A CONDOMINIUM NOT FOR PROFIT

THE AVALON BUILDING

I HEREBY CERTIFY that this is a true and exact copy of the Resolutions adopted by a three-fourths ballot of the unit owners of Town Shores of Gulfport No. 200, Inc., a Condominium, a Florida Corporation as of November 11, 1992, pursuant to Notice:

By Laws for Town Shores of Gulfport No. 200, Inc. are located in D.R. Book 3388, beginning with page 259.

The Declaration of Condominium is located in D.R. Book 3388, beginning with Page 226.

Theda Suneo

Witness

Fran Vaughan

President

Robert J. Hunt

Witness

Jean M. Maguire

Secretary

Seal

The foregoing instrument was acknowledged before me this 11th day of November, 1992, by FRAN VAUGHAN, President and JEAN M. MAGUIRE, Secretary of Town Shores of Gulfport No. 200, Inc., a Florida Corporation on behalf of the Corporation. They are personally known to me and who did take an oath.

1 RECORDING
REC 1500
DR219
DS
INT
P/C
CERT
FEES
MTF
REV
TOTAL 1500



Gloria Jean Renfrow

Notary Public
OFFICIAL SEAL
Gloria Jean Renfrow
My Commission Expires
Sept. 8, 1996
Comm. No. CC 223072

Seal

Condominium Plats pertaining hereto are filed in Condominium Plat Book 6, pages 36 and 37.

Return to: Gloria Renfrow
3210 59th Street South
Gulfport, Fl. 33707

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: *[Signature]*

AMENDMENTS
PAGE 1

1. Resolved that the Declaration of Condominium - 23. INVALIDATION AND OPERATION, O.R. 3388, PAGE 241, be added as 23. (a). as follows:
 - (a.) Whereas and whenever subjects are silent in the Declaration of Condominium or By-Laws, the current Florida Statute 718, and any amendments hereafter, as promulgated from time to time, shall govern the Association.
2. Resolved that the Declaration of Condominium, 17. INSURANCE, (a), O.R. 3388, PAGE 231, be added as (a) (1). as follows:
 - (1) The Association insurance coverage specifically does not include insurance coverage of or on personal property, including, but not limited to, wall covering, ceiling covering, floor covering, electrical fixtures, kitchen cabinets, appliances, air conditioning or heating nor any other named item contained within the unit that Florida Statutes, Chapter 718 may promulgate from time to time, as exclusions from the Association's responsibility regarding "building" insurance coverage.
3. Resolved that the Declaration of Condominium under 20. OBLIGATION OF MEMBERS, G., O.R. 3388, PAGE 239, be changed as follows:
 - G. Not to make or cause any structural alteration to or in the building, specifically including, but not limited to screening, or enclosure of private balconies ~~and/or~~ affixing outside shutters to windows, except storm hurricane shutters and screen doors. Written application specifications, color, the design, and make to be approved by the Association for any named exceptions in this clause. ~~and/or~~ Removal of any additions or improvements or fixtures from the building, or ~~de~~ any act that will impair the structural soundness of the building is prohibited.....

1C001591 TME 11-13-92 14:52:33
01 AFF-
RECORDING 1 \$15.00

TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00

4. Resolved that the Declaration of Condominium under 15. MAINTENANCE, (b) By The Condominium Parcel Owner: O.R. 3388, PAGE 230, be added as (dd) as follows:
 - dd. That the repair, replacement and maintenance cost of such items as wall, ceiling and floor covering, electrical fixtures, kitchen cabinets, appliances, bath and shower related interior fixtures, shower pans, windows, glass, screens, air conditioning, air conditioning pans, heating unit, the inside and inside frame of unit exit doors hinges, locks, threshold and shutters shall be the responsibility of the unit owner.
5. Resolved that the Declaration of Condominium under MISCELLANEOUS COVENANTS, 1. COVERED PARKING SPACES, O.R. 3388, PAGE 242, be added as 1. (a) as follows:
 - (a) The Board of Directors shall have the authority to assess, coordinate and/or appoint a committee of carport owners for carport maintenance and repair.
6. Resolved that the BY-LAWS under ARTICLE X, HOUSE RULES, E., O.R. 3388, PAGE 268, be added as follows:
 - E. No children under the age of fourteen (14) years shall be permitted to live as permanent residents in the condominium units, provided, however, that nothing herein shall prevent owners from having children as visitors or guests for a limited period of time. Limited period of time to be defined as 30 days. The Board of Directors reserves the right to grant an extension upon request of a unit owner due to extenuating circumstances.
7. Resolved that the By-Laws under SECTION 5. POWERS: A., O.R. 3388, PAGE 260 be added as follows:
 - A. To make and collect assessments and establish the time within which payment of same are due. To assess a late charge of \$10.00 on delinquent assessment payment (s) and or maintenance fees. The late charge shall be effective on the eleventh (11th) day after the due date. The Board of Directors may waive the late charge due to extenuating circumstances.

ANY AMENDMENTS WHICH ARE PASSED BY THE
MEMBERSHIP AFTER DECEMBER 15, 1992, SHOULD BE PLACED BEHIND
THIS PAGE AS AN INDICATION THEY ARE NOT CONTAINED WITHIN
THE CONTEXT OF THESE DOCUMENTS.

CERTIFICATE OF AMENDMENT

AMENDMENTS TO THE BY-LAWS
DECLARATION OF CONDOMINIUM

TOWN SHORES OF GULFPORT NO. 200, INC.
A CORPORATION NOT FOR PROFIT
THE AVALON BUILDING
INST # 93-325748
NOV 9, 1993 10:22AM

PINELLAS COUNTY FLA.
OFF.REC.BK 8464 PG 1452

I HEREBY CERTIFY that this is a true and exact copy of the Resolutions adopted by a three-fourths ballot of the unit owners of Town Shores of Gulfport No. 200, Inc., a Condominium, a Florida Corporation, as of November 8, 1993, pursuant to Notice.

The Declaration of Condominium is located in O.R. Book 3399, beginning with Page 226.

By-Laws for Town Shores of Gulfport No. 200, Inc. are located on O.R. Book 3388, beginning with page 259.

William J Tedesco
Witness

Theda Duncan
President

Robert L Jones
Witness

Jean M Maguire
Secretary

The foregoing instrument was acknowledged before me this 8th day of November, 1993 by Theda Duncan, President, and Jean M Maguire, Secretary of Town Shores of Gulfport No. 200, Inc., a Florida Corporation on behalf of the Corporation. They are personally known to me.

Gloria Jean Renfrow
Gloria Jean Renfrow, Notary Public



OFFICIAL SEAL
Gloria Jean Renfrow
My Commission Expires
Sept. 8, 1996
Comm. No. CC 223072

Condominium Plats pertaining hereto are filed in Condominium Plat Book 6, pages 36 and 37.

Return to: Gloria Renfrow
3210 59th Street South
Gulfport, Fl. 33707

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: E

4. Resolved that O.R. 3388, Page 264 of the By-Laws, ARTICLE V, MEETING OF THE MEMBERSHIP, Section 2. Annual Meeting: be changed as follows:

Section 2. Annual Meeting: The first annual meeting of the members of the Corporation shall be held on the second Monday of August, 1971, unless sooner callable in accordance with the provisions of Article III of the Articles of Incorporation.

Regular annual meetings subsequent to 1971 shall be held ~~on the second Monday of August~~, during the month of November, as determined by the Board of Directors, of each succeeding year, if not a legal holiday and if a legal holiday, then on the next secular day following.

5. Resolved that the Declaration of Condominium, 12 AMENDMENT OF DECLARATION, O.R. 3388 Page 229, be changed as follows:

12. AMENDMENT OF DECLARATION: This Declaration may be amended by affirmative vote of ~~three-fourths (3/4)~~ two-thirds (2/3) of the condominium parcels at a meeting duly called for such purpose pursuant to the By-Laws; provided, however, that no amendment shall be made which shall in any manner impair the security of an institutional lender having a mortgage or other lien against any condominium parcel, or any other record owners of liens thereon.

6. Resolved that the By-Laws, ARTICLE XIV, AMENDMENT OF BY-LAWS, O.R. 3388, Page 270 by changed as follows:

ARTICLE XIV. The By-Laws of the Corporation may be altered, amended or repealed unless specifically prohibited herein, at any regular or special meeting of the members by a ~~three-fourths (3/4)~~ two-thirds (2/3) vote of all member of the Corporation.....

(Substantial wording of ARTICLE XIV. See XIV for present text.)

7. Resolved that the Articles of Incorporation, VIII, O.R. 3388, Page 278 will be changed as follows:

VIII The By-Laws of the Corporation are to be made, altered or rescinded by the ~~three-fourths (3/4)~~ two-thirds (2/3) vote of the members of this Corporation.

8. Resolved that the Articles of Incorporation XI, O.R. 3388 Page 279, shall be changed as follows:

XI These Articles of Incorporation may not be amended, altered, modified, changed or rescinded by a vote of less than ~~three-fourths (3/4)~~ two-thirds (2/3) of the then present members of the Corporation.....

Substantial wording of Article XI. See provision XI for present text.

Resolved that D. R. 3388, Page 234 of the Declaration of Condominium, 18. CONVEYANCE, SALES, RENTALS, LEASES AND TRANSFERS, under (b) RENTAL OR LEASE on page 238 be added as follows:

- (b) 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 and that a copy of the executed lease be submitted to the Board. A condominium unit may not be leased or rented for less than a six month period of time. A lease of lesser duration due to extenuating circumstances may be granted by the Board of Directors.

Resolved that D.R. 3388, Page 231 of the Declaration of Condominium, 17. INSURANCE: under (a), be added as follows:

- (a) All insurance policies upon the condominium property shall be purchased by the Association for the benefit of the Association and the condominium parcel owners and their mortgagees, as their interests may appear, and provisions shall be made for the issuance of certificate of mortgagee endorsements to the mortgagees. The above insurance provision specifically does not include coverage of or on personal property, personal liability and/or living expenses of any condominium unit owner. However, if said loss to personal property was caused or created by failure of common property maintenance responsibilities, the Association shall reimburse the unit owner up to, but not to exceed \$100.00 on their personal property damage. The Board of Directors shall retain the right to determine the extent of repair or reimbursement they will authorize up to, but not to exceed the said \$100.00 referred to in this paragraph.

Resolved that D.R. 3388 Page 259 of the By-Laws, ARTICLE II, DIRECTORS, Section 1. Number and Term: be added as follows:

Section 1. Number and Term: The number of Directors which shall constitute the whole Board shall not be less than five (5) nor more than seven (7). Until succeeded by Directors elected at the first annual meeting of members, Directors need not be members, thereafter, all Directors shall be members. Within the limits above specified, the number of Directors shall be determined by the members at the annual meeting. The Directors shall be elected at the annual meeting of the members, and each Director shall be elected to serve for the term of ~~one (1)~~ two (2) years year, or until his successor shall be elected and shall qualify. Three (3) Directors shall be elected in years ending in an odd number and the additional number of Directors needed to constitute the complete Board shall be elected in years ending in an even number. At the first Board of Directors meeting next following adoption and recording of this amendment, newly elected directors shall appoint the first two year term directors to serve according to the above formula. Thereafter, all directors shall be elected for a term of two years.

CERTIFICATE OF AMENDMENT

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
TOWN SHORES OF GULFPORT #200, INC.
A CONDOMINIUM NOT FOR PROFIT
THE AVALON BUILDING**

I HEREBY CERTIFY that this is a true and exact copy of the Resolutions adopted by a two-thirds ballot of the unit owners of Town Shores of Gulfport #200 Inc., a Condominium, a Florida Corporation as of December 14, 1995, pursuant to Notice: The Declaration of Condominium is located in O. R. 3388, Page 226 through 249 of the records of Pinellas County, Fl.

Resolved that the Declaration of Condominium, Page 228 under 9. COMMON EXPENSES AND COMMON SURPLUS be added as follows:

9(a) All assessments shall be modified by rounding off to the nearest dollar amount to wit: \$.01 to \$.49 shall be adjusted downward; \$.50 to \$.99 shall be adjusted upward.

Resolved that the Declaration of Condominium, Page 234 under 18. CONVEYANCE, SALES, RENTALS, LEASES AND TRANSFERS be added to the first paragraph of (a) CONVEYANCES, SALES AND TRANSFERS as follows:

Prior to the sale, conveyance or transfer of any condominium parcel to any other person other than transferor's spouse or heir, the owner shall notify Board of Directors of the Association in writing,..... (Substantial wording of existing first paragraph (a.) to remain unchanged.) See O.R. 3388, Page 234) Additionally, to be added:

With the exception of transfer to spouse or heir, the seller or buyer shall provide to the Board of Directors, a copy of a current termite certificate dated within 30 days of closing by a licensed pest control company, certifying the parcel to be free of any termite infestation.

Underlining indicates amendment addition. Strickout indicates elimination.)

Michael Gallo
Witness

William Tedesco 12-14-95
President

Michael Gallo
Witness

Janet Maguire
Secretary

Seal

01 RECORDING
REC 10.50
DR219
DS
INT
P/C
CERT
FEES
MTF
REV
TOTAL 10.50

Condominium Plats pertaining hereto are in Condominium Plat Book 6, Pages 36
Gloria Renfrow
3210 59th Street So.
Gulfport, Fl. 33707

Prepared
Return to:

The foregoing instrument was acknowledged before me this 9th
day of November 1995 by William J. Tedesco
President and Jean M. Maguire, Secretary of Town
Shores of Gulfport #200, Inc., A Florida Corporation on
behalf of the Corporation. They are personally known to me
and who did take an oath.



OFFICIAL SEAL
Gloria Jean Renfrow
My Commission Expires
Sept. 8, 1996
Comm. No. CC 223072

Gloria Jean Renfrow
Notary Public

9C231330 PAL 12-15-1995 11:18:04
01 AGR-TOWN SHORES OF GULFPORT 200
RECORDING 1 \$10.50

TOTAL: \$10.50
CHECK AMT. TENDERED: \$10.50
CHANGE: \$.00

Condominium Plats pertaining hereto are filed in Condominium
Plat Book 6, Pages 36 and 37.

Return to: G. Renfrow, 3210 59th Street So., Gulfport, Fl. 33707

91089542 01-24-2001 15:40:57 AMW
51 AFF-TOWN SHORES OF GULFPORT
II: DK: SFG: EPG:
RECORDING 001 PAGES 1 \$6.00

**CERTIFICATE OF AMENDMENT
AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT # 200, INC.
A CONDOMINIUM NOT FOR PROFIT
THE AVALON BUILDING**

TOTAL: \$6.00
CASH AMT. TENDERED: \$6.00
CHANGE: \$0.00
BY _____ DEPUTY CLERK

I HEREBY CERTIFY that this is a true and exact copy of the resolutions adopted by a two-thirds ballot of the unit owners of Town Shores of Gulfport #200, Inc., a condominium, a Florida Corporation as of November 20, 2000, pursuant to Notice:

The Declaration of Condominium is located in O. R. 3388, Page 230 of the Records of Pinellas County of Florida.

Resolved that the Declaration of Condominium 15, MAINTENANCE (a)(3), O.R. 3388 page 230, that reads as follows.

All incidental damage caused to an apartment by such work be promptly repaired and the Association shall reimburse the parcel owner up to \$100.00. All additional costs shall be borne by parcel owner. at the expense of the Association.

IN WITNESS WHEREOF, TOWNSHORES OF GULFPORT 200, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 20th day of November, 2000.

ATTEST:

Debra J. Doe
Secretary

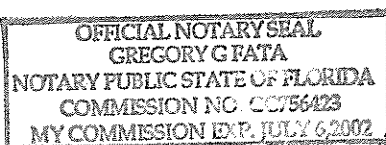
By: James Walker
President

**STATE OF FLORIDA
COUNTY OF PINELLAS**

On this 13th day of November, 2000, personally appeared James Walker, President, and acknowledge before me that he executed this instrument for the purposes herein expressed.

Gregory G. Fata
Notary Public

My Commission Expires:



PAGES _____
ACCT _____
REC 6
DR219 _____
DS _____
FL _____
MTF _____
P/C _____
REV _____
TOTAL 6
CK BAL _____
4G AMT _____

MAIL TO:

GREGG TATA, L.C.A.M.
3210 59TH ST. S.
GULFPORT, FL 33706

**CERTIFICATE OF AMENDMENT
TO THE BY-LAWS
OF
TOWN SHORES GULFPORT # 200, INC.
THE AVALON HOUSE**

NOTICE IS HEREBY GIVEN that at a fully called meeting of the members on November 6, 2002, by a vote of not less than two-thirds of the total vote of the membership present and voting. The By-Laws of TOWN SHORES OF GULFPORT #200, INC., as originally recorded in O. R. Book 3388, Page 231, et seq., in the Public Records of Pinellas County, Florida, be amended as attached:

IN WITNESS WHEREOF, Town Shores of Gulfport #200, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove this 6th day of November, 2002.

Town Shores of Gulfport #200, Inc.

Corporate Seal

ATTEST

Della G. Dee
Secretary

Greg L. Miller
President *TREASURER*

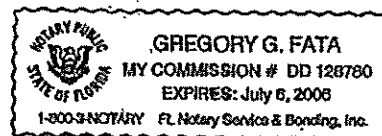
STATE OF FLORIDA
COUNTY OF PINELLAS

Miller On this 6th day of November, 2002, personally appeared before me *Gregory G. Fata* *enrly* John Koslowki, President, and Della Dee, Secretary, of Town Shores of Gulfport #200, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Gregory G. Fata
Gregory G. Fata, Notary Public

PAGES (2)
ACCT _____
REC 10-50
DR219 _____
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____
TOTAL 1050
CK BAL _____
CHG AMT _____

RETURN TO: Greg Fata
3210 54th ST S.
GULFPORT, FL 33707



PINELLAS COUNTY FLA.
OFF.REC.BK 12449 PG 765

BL141999 01-02-2003 15:25:10 TMC
51 CTF-TOWN SHORES GULFPORT 200
000006
IH:03001214 BK:12449 SPG:0764 EPG:0765
RECORDING 002 PAGES 1 \$10.50

TOTAL: \$10.50
CHECK AMT. TENDERED: \$10.50
CHANGE: \$.00

BY _____ DEPUTY CLERK

**CERTIFICATE OF AMENDMENT
AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT # 200, INC.
A CONDOMINIUM NOT FOR PROFIT
THE AVALON HOUSE**

I HEREBY CERTIFY that this is a true and exact copy of the resolutions adopted by a two-thirds ballot of the unit owners of Town Shores of Gulfport #200, Inc., a condominium, a Florida Corporation as of November 6, 2002, pursuant to Notice:

NOTE: Declaration 15-(b) (1) (dd) is in amendment OR 3388 page 231 item 4, located in the back of the Avalon Blue Book.

Declaration 15 (b) (1) is to be amended by the addition of Sub-Item (ce) to read as follows:

(ce) To maintain the interior of the unit at all times in a manner, which would prevent the development of mold, mildew, or the like. In the event that mold or mildew or other health-impairing growths occur in the unit, the condominium parcel owner shall take immediate action to remove the growths, and to sterilize the unit. If mold or mildew or other growth causes damage to the portions of the unit, which are maintained by the Association, or to Common Elements, or to any other unit, the costs of all repairs and remediation will be borne by the condominium parcel owner of the unit from which the mold originated. Repairs to the portions of the unit which are maintained by the Association, or to the Common Elements, shall be made by the Association, and the cost will be assessed against the unit from which the mold or mildew originated. The assessment may be secured by a lien, and will be collected in the same manner as any other assessment under this Declaration.

Declaration 15 (b) (1) is to be amended by the addition of Sub-Item (ff) to read as follows:

(ff) To maintain the interior of the unit at all times in a manner, which would prevent water damage. In the event that water leakage causes damage to the portions of the unit, which are maintained by the Association, or to Common Elements, or to any other unit, the costs of all repairs and remediation will be borne by the condominium parcel owner of the unit from which the water originated. Repairs to the portions of the unit which are maintained by the Association, or to the Common Elements, shall be made by the Association, and the cost will be assessed against the unit from which the water originated. The assessment may be secured by a lien, and will be collected in the same manner as any other assessment under this Declaration.

MAIL TO: Gregg Fata, L.C.A.M.
3210 - 59TH Street South
Gulfport, FL 33707

**CERTIFICATE OF AMENDMENT
TO THE BY-LAWS
OF
TOWN SHORES GULFPORT # 200, INC.
THE AVALON HOUSE**

NOTICE IS HEREBY GIVEN that at a fully called meeting of the members on November 6, 2002, by a vote of not less than two-thirds of the total vote of the membership present and voting. The By-Laws of TOWN SHORES OF GULFPORT #200, INC., as originally recorded in O. R. Book 3388, Page 231, et seq., in the Public Records of Pinellas County, Florida, be amended as attached:

IN WITNESS WHEREOF, Town Shores of Gulfport #200, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove this 6th day of November, 2002.

Town Shores of Gulfport #200, Inc.

Corporate Seal

ATTEST

Jerry L. Miller
President *TREASURER*

Della G. Dee
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 6th day of November, 2002, personally appeared before me ^{enrly} ~~John~~ *John* ~~Koslowski~~, President, and Della Dee, Secretary, of Town Shores of Gulfport #200, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Gregory G. Fata
Gregory G. Fata, Notary Public

PAGES (2)
ACCT _____
REC 10-50
DR210 _____
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____
TOTAL 1050
CK BAL _____
CHG AMT _____

RETURN TO: **Gregg FATA**
3210 59th ST S.
GULFPORT, FL 33707



PINELLAS COUNTY FLA.
OFF REC BK 12449 PG 765

SL141999 01-02-2003 15:25:10 TNC
51 CTF-TOWN SHORES GULFPORT 200
000006
TH:03001214 BK:12449 SPG:0764 EPG:0765
RECORDING 002 PAGES 1 \$10.50

TOTAL: \$10.50
CHECK AMT. TENDERED: \$10.50
CHANGE: \$1.00
BY _____ DEPUTY CLERK

**CERTIFICATE OF AMENDMENT
AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT # 200, INC.
A CONDOMINIUM NOT FOR PROFIT
THE AVALON HOUSE**

I HEREBY CERTIFY that this is a true and exact copy of the resolutions adopted by a two-thirds ballot of the unit owners of Town Shores of Gulfport #200, Inc., a condominium, a Florida Corporation as of November 6, 2002, pursuant to Notice:

NOTE: Declaration 15 (b) (1) (dd) is in amendment OR 3388 page 231 item 4, located in the back of the Avalon Blue Book.

Declaration 15 (b) (1) is to be amended by the addition of Sub-Item (ee) to read as follows:

(ee) To maintain the interior of the unit at all times in a manner, which would prevent the development of mold, mildew, or the like. In the event that mold or mildew or other health-impairing growths occur in the unit, the condominium parcel owner shall take immediate action to remove the growths, and to sterilize the unit. If mold or mildew or other growth causes damage to the portions of the unit, which are maintained by the Association, or to Common Elements, or to any other unit, the costs of all repairs and remediation will be borne by the condominium parcel owner of the unit from which the mold originated. Repairs to the portions of the unit which are maintained by the Association, or to the Common Elements, shall be made by the Association, and the cost will be assessed against the unit from which the mold or mildew originated. The assessment may be secured by a lien, and will be collected in the same manner as any other assessment under this Declaration.

Declaration 15 (b) (1) is to be amended by the addition of Sub-Item (ff) to read as follows:

(ff) To maintain the interior of the unit at all times in a manner, which would prevent water damage. In the event that water leakage causes damage to the portions of the unit, which are maintained by the Association, or to Common Elements, or to any other unit, the costs of all repairs and remediation will be borne by the condominium parcel owner of the unit from which the water originated. Repairs to the portions of the unit which are maintained by the Association, or to the Common Elements, shall be made by the Association, and the cost will be assessed against the unit from which the water originated. The assessment may be secured by a lien, and will be collected in the same manner as any other assessment under this Declaration.

MAIL TO: Gregg Fata, L.C.A.M.
3210 - 59TH Street South
Gulfport, FL 33707

Prepared by and returned to:

Becker & Poliakoff, P.A.
Anne M. Hathorn, Esq.
311 Park Place Blvd., Suite 250
Clearwater, FL 33759

**CERTIFICATE OF RECORDING
TOWN SHORES OF GULFPORT, NO. 200, INC.**

WHEREAS, TOWN SHORES OF GULFPORT, NO. 200, INC. (the "Association") is the entity responsible for the operation of the Condominium, (hereinafter "Condominium"), pursuant to the Declaration of Condominium thereof recorded at Book 3338, at Page 226, of the Official Records of Pinellas County, as amended from time to time; and

WHEREAS, Section 718.112(2)(l), Florida Statutes (2010), allows a condominium association to forego a retrofit of the common elements, association property, or units of the residential Condominium operated by the Association with a fire sprinkler system in a building that has been certified for occupancy by the applicable governmental entity, by the affirmative vote or consent of a majority of all voting interests in the Condominium; and

WHEREAS, the Association obtained the necessary vote of the membership to forego the retrofit as allowed by the aforementioned statutory provision; and

WHEREAS, the Association desires to provide record notice of this action by recording this Certificate attesting to the vote in the Public Records of Pinellas County, Florida.

NOW, THEREFORE, the undersigned hereby certifies that:

1. The affirmative vote of a majority or more of all voting interests in the Condominium operated by the Association have voted to forego retrofitting in accordance with Section 718.112(2)(l), Florida Statutes (2010) at a meeting held November 3, 2010.
2. This Certificate shall be filed in the Public Records to evidence the vote and the Association shall register the vote with the Division of Condominiums, Timeshares and Mobile Homes.

WITNESSES

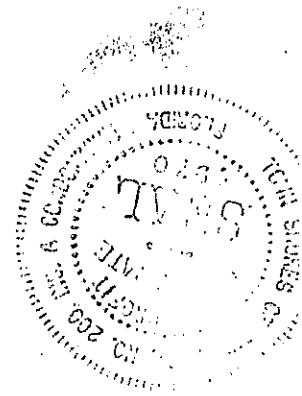
Grant Noakes
Sign
GRANT NOAKES
Print

Gregg Fata
Sign
GREGG FATA
Print

TOWN SHORES OF GULFPORT, NO. 200,
INC.

By: Dorothy Malmstedt
President
Name Printed: Dorothy Malmstedt, President

(CORPORATE SEAL)

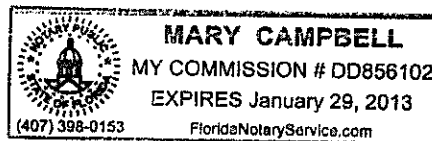


STATE OF FLORIDA)
)SS:
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 3rd day of November, 2010, by Dorothy Malmstedt, as President of Town Shores of Gulfport, No. 200, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally known to me or has produced (type of identification) _____ as identification.

Mary Campbell
Notary Public
Mary Campbell
Printed Name

My commission expires: _____



AVALON

The Board of Directors hereby approves the attached proposed Members' Resolution to Forego Fire Sprinkler Retrofitting Requirements for the members' consideration of said Members' Resolution.

There are Five (5) total Board members. The number of Board members who voted in favor of this Resolution is 5. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

BY: Anthony R. Malmstedt, President

Date: 11/3/10 _____ (CORPORATE SEAL)

AVALON
WRITTEN NOTICE OF VOTE TO FOREGO FIRE SPRINKLER SYSTEM RETROFITTING

This Notice is being sent to each owner of a unit in Avalon Association, a condominium, to notify each owner that the Association has received the affirmative vote of a majority of all voting interests in the Association to forego retrofitting of the common elements, association property, or units of the condominium with a fire sprinkler system, as allowed by Section 718.112(2)(1), Florida Statutes (2010).

A copy of this Notice must be provided by you to any new owner prior to closing and furnished to any tenant or lessee, prior to entering into a rental agreement.

Dated: 9.27.10, 2010.

BY ORDER OF THE BOARD OF DIRECTORS

E. Mary Stover, Treasurer
President

**MEMBERS' RESOLUTION TO FOREGO
FIRE SPRINKLER RETROFITTING REQUIREMENTS
PURSUANT TO SECTION 718.112(2)(I), FLORIDA STATUTES**

AVALON

WHEREAS, Section 718.112(2)(I), Florida Statutes (2010) provides as follows:

Certificate of compliance.-- A provision that a certificate of compliance from a licensed electrical contractor or electrician may be accepted by the association's board as evidence of compliance of the condominium units with the applicable fire and life safety code must be included. Notwithstanding chapter 633 or of any other code, statute, ordinance, administrative rule, or regulation, or any interpretation of the foregoing, an association, condominium, or unit owner is not obligated to retrofit the common elements, association property, or units of a residential condominium with a fire sprinkler system in a building that has been certified for occupancy by the applicable governmental entity if the unit owners have voted to forego such retrofitting by the affirmative vote of a majority of all voting interests in the affected condominium. The local authority having jurisdiction may not require completion of retrofitting with a fire sprinkler system before the end of 2019. By December 31, 2016, an association that is not in compliance with the requirements for a fire sprinkler system and has not voted to forego retrofitting of such a system must initiate an application for a building permit for the required installation with the local government having jurisdiction demonstrating that the association will become compliant by December 31, 2019.

1. A vote to forego retrofitting may be obtained by limited proxy or by a ballot personally cast at a duly called membership meeting, or by execution of a written consent by the member, and is effective upon recording a certificate attesting to such vote in the public records of the county where the condominium is located. The association shall mail or hand deliver to each unit owner written notice at least 14 days before the membership meeting in which the vote to forego retrofitting of the required fire sprinkler system is to take place. Within 30 days after the association's opt-out vote, notice of the results of the opt-out vote must be mailed or hand delivered to all unit owners. Evidence of compliance with this notice requirement must be made by affidavit executed by the person providing the notice and filed among the official records of the association. After notice is provided to each owner, a copy must be provided by the current owner to a new owner before closing and by a unit owner to a renter before signing a lease.

2. If there has been a previous vote to forego retrofitting, a vote to require retrofitting may be obtained at a special meeting of the unit owners called by a petition of at least 10 percent of the voting interests. Such a vote may only be called once every 3 years. Notice shall be provided as required for any regularly called meeting of the unit owners, and must state the purpose of the meeting. Electronic transmission may not be used to provide notice of a meeting called in whole or in part for this purpose.

3. As part of the information collected annually from condominiums, the division shall require condominium associations to report the membership vote and recording of a certificate under this subsection and, if retrofitting has been undertaken, the per-unit cost of such work. The division shall annually report to the Division of State Fire Marshal of the Department of Financial Services the number of condominiums that have elected to forego retrofitting.

4. Notwithstanding s. 553.509, an association may not be obligated to, and may forego the retrofitting of, any improvements required by s. 553.509(2) upon an affirmative vote of a majority of the voting interests in the affected condominium.

WHEREAS, the Board has called for a vote of the owners at the Annual Meeting to be held on November 3, 2010 to forego the requirements to retrofit the units with a fire sprinkler system; and


WHEREAS, this Resolution will be deemed effective upon approval of a majority of all voting interests; and

WHEREAS, if approved by the Members, the Association will record a Certificate in the Public Records of Pinellas County, Florida, attesting to the vote.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and are incorporated into this Resolution.
2. By adoption of this Resolution, the Members (Unit Owners) hereby approve to forego the requirements to retrofit the common elements, association property, and units with a fire sprinkler system, as permitted by Section 718.112(2)(l), Florida Statutes (2010), and approve the recording of a Certificate in the Public Records evidencing the members' approval of such .

WITNESSES (TWO):[ASSOCIATION]

 E. Mary Stover BY: Treasurer
Signature ~~President~~
E. MARY STOVER
Printed Name
Date: 9/27/2010
Barbara Boucher (CORPORATE SEAL)
Signature
BARBARA BOUCHER
Printed Name

**AFFIDAVIT OF COMPLIANCE
WITH SECTION 718.112(2)(I), FLORIDA STATUTES**

STATE OF: FLORIDA
COUNTY OF: PINELLAS

THIS 3 DAY OF November 2010, PERSONALLY APPEARED Dorothy Malmstedt HAS
President OF THE AVALON ASSOCIATION, AND WHO SAYS THE FOLLOWING:

1. The Annual Meeting of the Membership of Avalon was held, pursuant to proper notice, on November 3, 2010, and one of the issues on the agenda was consideration of whether to forego the applicable life safety, fire sprinkler retrofit requirements.

2. More than a majority of the entire membership of the Association, whether voting in person or by proxy or by submitting a written consent, approved the vote to forego the applicable life safety, fire sprinkler retrofit requirements, pursuant to Section 718.112(2)(I), Florida Statutes (2010).

3. Notice that the vote was successful was provided to each member by mail or by hand delivery on or about December 4, 2010, which is within thirty (30) days of the membership vote. The Membership was notified that each owner selling his or her unit must provide a copy of the Notice to any purchaser prior to closing and each owner intending to lease or rent his or her unit must provide the Notice to any prospective lessee or tenant.

4. A copy of the Notice of Vote to Forego Fire Sprinkler Retrofitting and the Certificate recorded in the Public Records of Pinellas County, Florida, along with this Affidavit, are hereby made part of the Official Records of the Association, which are available for inspection upon written notice.

FURTHER AFFIANT SAYETH NOT.

Signature:

Dorothy A. Malmstedt

Printed Name:

DOROTHY A. MALMSTEDT

Date:

11/3/10

Sworn to (or affirmed) and subscribed before me this 3 day of November, 2010, by

Dorothy Malmstedt, as President of Avalon, a Florida Corporation. He/she is personally known to me or has produced _____ as identification.

Mary Campbell
Notary Public - State of Florida

Mary Campbell
Printed Name

My commission expires: _____



MARY CAMPBELL
MY COMMISSION # DD856102
EXPIRES January 29, 2013
(407) 388-0153
FloridaNotaryService.com

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION AND BY-LAWS
OF
TOWN SHORES GULFPORT No. 200, INC.
THE AVALON HOUSE**

NOTICE IS HEREBY GIVEN that at a fully called meeting of the members on June 6, 2012, at 5:30pm by a vote of not less than two-thirds of the those present and voting. Paragraph 14 OF THE DECLARATION OF TOWN SHORES OF GULFPORT No. 200, INC., as originally recorded in O. R. Book 3388, Page(s) 229 and 230 et seq., in the Public Records of Pinellas County, Florida, be amended as attached:

IN WITNESS WHEREOF, Town Shores of Gulfport No. 200, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove this 6th day of June 2012.

Town Shores of Gulfport No. 200, Inc.

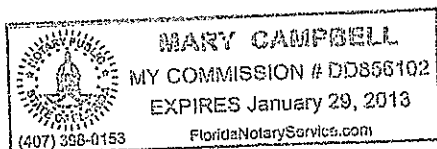
Corporate Seal



STATE OF FLORIDA
COUNTY OF PINELLAS


By: Barbara Boucher, Secretary

On this 6th day of June, 2012, personally appeared before me Barbara Boucher, Secretary, of Town Shores of Gulfport No. 200, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.




Mary E. Campbell, Notary Public

MAIL TO: Gregg Fata
3210 59th Street South
Gulfport, FL 33707

**AMENDMENT TO DECLARATION
OF CONDOMINIUM OF TOWN SHORES OF GULFPORT NO 200, Inc. .**

1. The purpose of this Amendment is to provide the liability for assessments of first mortgage holders.

The Declaration shall be amended as follows:

14. ASSESSMENTS, LIABILITY, MAINTENANCE, LIEN AND PRIORITY, INTEREST COLLECTION: Common expenses shall be assessed against each condominium parcel owned by the Association as provided in Paragraphs 8 and 9 above.

Every assessment, regular or special, made hereunder, and costs incurred in collecting same, including reasonable attorney's fees, shall be secured by a lien against the condominium parcel and all interest therein owned by the members against whom the assessment is made, and such lien shall arise in favor of the Association and shall come into effect upon recordation of this instrument and the lien for all such sums due hereafter shall date back to said date and shall be deemed to be prior to and superior to the creation of any homestead status for any condominium parcel and to any subsequent lien or encumbrance, except the lien referred to herein shall be subordinate and inferior to that of an institutional first mortgage.

Where the mortgagee of a first mortgage of record, or the purchaser or purchasers of a condominium parcel obtains title to the condominium parcel as a result of foreclosure of the first mortgage or by voluntary conveyance in lieu of such foreclosure, said mortgagee shall not be liable for the shares of common expenses or assessments by the Association pertaining to such condominium parcel or chargeable to the former owner of such condominium parcel which became due prior to the acquisition of title by said mortgagee as a result of the foreclosure or voluntary conveyance in lieu of foreclosure as set forth within Florida Statute Chapter 718, as amended from time to time. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all of the owners of condominium parcels, including such acquirer, his successors and assigns.

(Coding: Words in Bold underscoring type indicate additions and/or amendment from the original Declaration, By-Laws or Articles of Incorporation. Words that are strikethrough is the deletion of text Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)

Prepared by and return to:
Anne M. Hathorn, Esq.
Becker & Poliakoff, P.A.
311 Park Place Blvd, Suite 250
Clearwater, FL 33759

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP OF TOWN SHORES OF
GULFPORT, NO. 200, INC., A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Ownership of Town Shores of Gulfport, No. 200, Inc., A Condominium, as recorded in Official Records Book 3388 at Page 226 of the Public Records of Pinellas County, Florida, was duly adopted in the manner provided in the Governing Documents at a meeting held March 10, 2011.

IN WITNESS WHEREOF, we have affixed our hands this 28th day of MARCH, 2011, at Gulfport, Pinellas County, Florida.

WITNESSES

TOWN SHORES OF GULFPORT NO. 212, INC.

Sign Helen Wolchek

Print Helen Wolchek

Sign Barbara Bouchier

Print BARBARA BOUCHIER

By: Dorothy A. Malmstedt
Dorothy A. Malmstedt, President

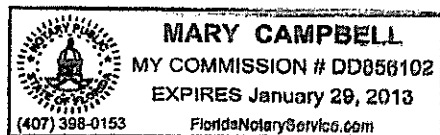
STATE OF FLORIDA)
) SS
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 28 day of March, 2011, by Dorothy A. Malmstedt, as President of Town Shores of Gulfport No. 200, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

SIGN Mary Campbell

PRINT Mary Campbell
State of Florida at Large



My Commission Expires:

**ADOPTED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
OF TOWN SHORES OF GULFPORT, NO. 200, INC., A CONDOMINIUM**

Adopted amendment to "MISCELLANEOUS COVENANTS" of the Declaration of Condominium Ownership of Town Shores of Gulfport, No. 202, Inc., a Condominium, to add a new subparagraph 5, to read as follows:

MISCELLANEOUS COVENANTS

...
5. PATIO INSTALLATION: Non-permanent patios may be permitted by the Board of Directors on Common Elements that abut the rear of a first floor unit, as set forth below. The owner must submit a written request to the Board, which written request must include a plan of the proposed patio stating dimensions, material, means of installation, and any further specifications requested by the Board. The Board has the authority to regulate size and specifications of patios to conform uniformly to each other as much as possible. Under no circumstance will a "permanent" patio be allowed. A "permanent" patio includes, but is not limited to, a patio that is not removable with ease, such as poured concrete or asphalt, or any material that needs to be jackhammered. Only a "removable" patio block may be installed. The unit owner is solely responsible for the cost of removal and reinstallation of patio for repairs of any utility lines located within the Common Elements under said patio. The unit owner is solely responsible for the cost of any maintenance required for the upkeep of the patio. If the owner fails to maintain the patio in any way, the unit owner must remove the patio within 30 days of written notice from the Board and restore the Common Elements to its original form, including, but not limited to any loam or grass seed and the application thereof. The Board has the authority to remove said patio and restore the Common Elements to its original form if the owner fails to do so, and all costs incurred by the Board will be the responsibility of the unit owner. The unit owner is solely responsible to repair said patio as a result of any type of damage. The unit owner shall be required to insure the patio against liability for injury to any person. The unit owner must provide proof of liability insurance covering said patio to the Board of Directors annually. The unit owner must remove any patio furniture or other items that are not secured to the patio during any period of non-occupancy and during the threat of inclement weather, such as high winds, storms or hurricanes when the unit is occupied. The unit owner is solely responsible for damage caused to any unit, or the Common Elements or Association property, by the displacement of patio furniture or other items during inclement weather or for any other reason and fully agrees to pay all costs to repair any such damage. While installation of a unit owner patio may add to the aesthetics and beautify the Common Elements of the surrounding building, the Common Elements on which such patios will be installed may continue to be used as such by other building unit owners. Transfer or sale of a condo unit does not constitute the sale of the land upon which the patio is installed, only the materials which were placed on the Common Elements area, which materials the Board may demand be removed upon transfer or sale of the unit. All costs in this paragraph that are the unit owner's responsibility will be assessed against the unit if the unit owner fails to pay such costs within 30 days of written notice from the Board. The assessment

may be secured by a lien, and will be collected in the same manner as any other assessment under this Declaration.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."

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

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2017148556 05/12/2017 at 10:01 AM
OFF REC BK: 19627 PG: 803-807
DocType:RST RECORDING: \$44.00

Condominium Plats pertaining
hereto are filed in Plat Book 6, Pages 36-37.

**AMENDMENTS TO BY-LAWS AND DECLARATION OF
TOWN SHORES OF GULFPORT, NO. 200, INC., A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN SHORES OF GULFPORT, NO. 200, 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 3388, beginning with Page 226, 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 April 26, 2017, 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:

AMENDMENT TO BY-LAWS

1. The purpose of this Amendment is to increase the application fee from \$25.00 to \$100.00.

The amendment is as follows:

Article XII Registers

Section 2. Any application for the transfer of membership or for a conveyance of interest in a condominium parcel or a lease of a condominium parcel shall be accompanied by an application fee in the amount of One Hundred Dollars (\$100.00) ~~Twenty-five Dollars (\$25.00)~~ to cover the costs of contacting the references given by the applicant and such other costs of investigation that may be incurred by the Board of Directors.

AMENDMENTS TO DECLARATION

2.

18. CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS:

In order to insure a community of congenial residents and thus protect the value of units, the sale, leasing, rental and transfer of units by any owner other than Developer 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 and that a copy of the executed lease be submitted to the Board. A condominium unit may not be leased or rented for less than a six month period of time. A lease of lesser duration due to extenuating circumstances may be granted by the Board of Directors.

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 be terminated upon the conveyance of a member's membership and interest in a condominium parcel or upon the death of the Lessee.

1. 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 eighteen (18) months from the date of recordation of the deed that identifies the new owners of that unit. After the period of eighteen (18) months, 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, and all rules and regulations regarding rental or leasing for all owners, whether new owners or not, as set by the Board of Directors.

3.

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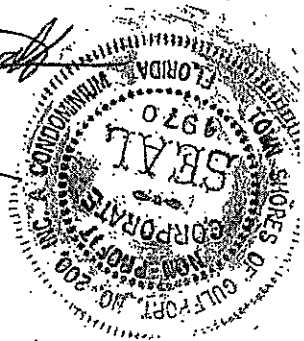
2. At no time shall more than eight (8) units of the condominium parcels be occupied by other than the owner(s). The term "rental unit" shall mean all condominium parcels occupied by other than its registered owner(s). This restriction shall apply to all leases entered into after 4/26/17. New leases presented to the Association for approval shall be registered, with the time and date of presentation, and the Board shall make a determination of when the eight (8) unit limit has been reached, reviewing applications on a first come, first serve basis. Notwithstanding anything to the contrary herein, in the event the Association forecloses a unit for failure of that unit owner to pay maintenance fees and the Association is the successful bidder on the unit and becomes owner of that unit, the Association is exempted from these rules and regulations as set forth within Paragraph 18 as to length of time of renting or limitation on the number of rentals. The Association shall have the right to rent that unit for the purpose of receiving funds to pay for the losses incurred by the Association as a result of the unit owner's failure to pay maintenance fees. This exception applies only to the Association, as owner of the unit, and if and when the Association sells the unit or transfers the unit as a result of a foreclosure, this exception as to this unit shall end.

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. 200, INC., A
CONDOMINIUM

BY: Dorothy A. Malmstedt
President

BY: Heidi B. Bouchard
Secretary



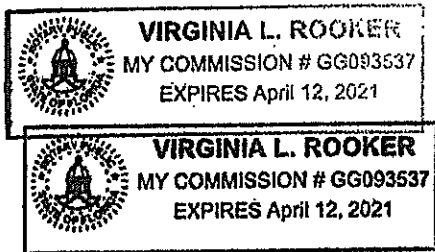
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4th day of May, 2017, by Dorothy malmstedt, the President, who is personally known to me or who has produced personally known 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.

Virginia L. Rooker
Notary Public

My commission expires:

Virginia L. Rooker
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.)