

Prepared By and Return To:  
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Anne Hathorn Legal Services, LLC  
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St. Petersburg, FL 33701

CERTIFICATE OF AMENDMENT TO THE TO THE DECLARATION OF  
CONDOMINIUM OWNERSHIP OF TOWN SHORES OF GULFPORT, NO. 205, INC., A  
CONDOMINIUM, AND THE BY-LAWS OF TOWN SHORES OF GULFPORT, NO. 205,  
INC.

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendments to the Declaration of Condominium Ownership of Town Shores of Gulfport, No. 205, Inc., a Condominium (the "Declaration"), and the By-Laws of Town Shores of Gulfport, No. 205, Inc., an exhibit to the Declaration, as originally recorded in Official Records Book 3540, Page 534, et seq., of the Public Records of Pinellas County, Florida, were duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting held on December 7, 2015.

IN WITNESS WHEREOF, we have affixed our hands this 7<sup>th</sup> day of JANUARY, 2016, in Pinellas County, Florida.

WITNESSES:

[Signature]  
Printed Name: PETER HIEFER  
[Signature]  
Printed Name: R. CHESLEY

TOWN SHORES OF GULFPORT, NO. 205,  
INC., A CONDOMINIUM

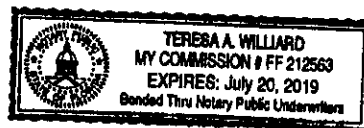
By: [Signature]  
Signature  
STEPHEN J. RABER  
Printed Name and Title PRESIDENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of JAN, 2016 by STEPHEN J. RABER, as PRESIDENT on behalf of Town Shores of Gulfport, No. 205, Inc., a Condominium, a Florida not-for-profit corporation. He/She is personally known to me  or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 7 day of JANUARY, 2016

[Signature]  
Notary Public  
Printed Name: TERESA A. WILLIARD



**ADOPTED AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF TOWN SHORES OF GULFPORT, NO. 205, INC., A CONDOMINIUM, AND THE BY-LAWS OF TOWN SHORES OF GULFPORT, NO. 205, INC.**

**Declaration of Condominium**

1. Adopted amendment to Paragraph 18(b) of the Declaration of Condominium Ownership of Town Shores of Gulfport, No. 205, Inc., a Condominium (the "Declaration"), to read 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 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. . . .

No unit may be leased for a term of less than six (6) months and one (1) day. The maximum lease term shall be two (2) years. If an owner wishes to renew a lease after the maximum term has expired, a new lease must be submitted to the Association for approval. There shall be no transfer fee and no interview required for renewal of a lease under this subparagraph, but the Association shall retain authority to disapprove a lease renewal under this subparagraph for the reasons set forth in Florida law. The proposed lease term shall be stated in any application submitted to the Association for approval of the lease....

2. Adopted amendment to Paragraph 18(c) of the Declaration, to read 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 other than Developer shall be subject to the following provisions:

...

(c) **CORPORATE PURCHASER:** If the purchaser or Lessee is a corporation, the approval may be conditioned upon the approval by the Association of all occupants of the condominium parcel. Beginning with the effective date of this amendment, no unit may be purchased, owned or otherwise acquired by a corporation, limited liability company, partnership, trust, or other legal entity which is not a natural person. This provision shall not apply to the Association, or to units that are purchased by, or transferred to, a trust in which the occupant(s) of the unit is either the Trustee or the Beneficiary, and which trust is established for estate planning purposes.

**By-Laws**

1. Adopted amendment to ARTICLE V, Section 2 of the By-Laws of Town Shores of Gulfport, No. 205, Inc. (the "By-Laws"), to read as follows:

**ARTICLE V  
MEETING OF THE MEMBERSHIP**

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

Regular annual meetings ~~subsequent to 1971~~ shall be held between October 1 and December 31 of each year, on a date to be determined by the Board of Directors on the first Monday of December, of each succeeding year, if not a legal holiday, then on the next secular day following.

2. Adopted amendment to ~~ARTICLE X~~ of the By-Laws, to add a new ARTICLE X.J, to read as follows:

**ARTICLE X,  
HOUSE RULES**

In addition to the other provisions of these By-Laws, the following house rules and regulations, together with such additional rules and regulations as may be hereafter adopted by the Board of Directors, shall govern the use of the condominium units located on the property, and the conduct of all residents thereof.

...  
 J. Beginning on January 1, 2016, in the absence of the unit owner (as determined by the official roster maintained by the Board of Directors), guest occupancy is limited to a total of thirty (30) days in a calendar year. This guest occupancy limit applies regardless of the number or identity of guests occupying the unit, except that all other provisions of the Declaration of Condominium, these By-Laws and other rules and regulations must be followed.

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; DELETED TEXT INDICATED BY STRIKE-THROUGHS; UNAFFECTED TEXT INDICATED BY "..."**

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