

EXHIBIT A

Additions Indicated by Underscore

**ADOPTED AMENDMENT ADDITION
TO ARTICLE X, HOUSE RULES
IN THE DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT, NO 202, INC.
A CONDOMINIUM NOT FOR PROFIT**

Article X as originally recorded in O.R. BK. 3572, Page 526, as amended on November 27, 2017, the following change:

K. Guest Occupancy

- 1) "Guest" is defined as a non-owner, who occupies a unit with the permission of the unit owner or a tenant, without paying remuneration to the unit owner.
- 2) "Single Family" is defined as one or more persons, related by blood, marriage or adoption, living together as a single housekeeping unit.
- 3) "Permanent Guest" is defined as an occupant, other than the owner, who is not an owner is not a lessee, but who resides with the owner on a full-time basis.

L. Owner in Residence

- 1) When an owner is in residence, any person may occupy the unit as a Guest at any time.
- 2) After the expiration of thirty (30) days of occupancy, a temporary Guest will be considered to be a Permanent Guest. Permanent Guest will be required to submit an application for occupancy on the form to be provided by the Association as set forth below.

M. Owner Not in Residence

- 1) When the owner is not in residence, occupancy of a unit by a Guest is subject to the following requirements.
- 2) If an owner wishes to allow the use of his/her unit to be used by a Guest in the owner's absence, the owner must notify the Association by filling out a Guest Information sheet, which can be obtained from any Board Member. All information on this sheet should be filled out completely as all information on it is needed. The Information sheet must be received by the Board of Directors at least twenty-four (24) hours prior to occupancy.
- 3) Upon arrival, if the owner is not in residence, a Guest will be expected to notify a Board Member of their arrival and to have his/her own key to the unit, which he/she has received from the owner. The Association will not provide keys to Guests of Owners.
- 4) Guest Occupancy, in the absence of the Owner, is limited to a maximum of; thirty (30) days, cumulatively for all Guests, in a twelve (12) month period.

N. Procedural Requirements


- 1) Any guest, including a Permanent Guest, who occupies a unit for more than thirty (30) days, whether the owner is in residence or not, is deemed to be a "tenant" whether or not any consideration is being exchanged for the use of the unit.
- 2) Any owner desiring to have a Permanent Guest occupy his/her unit shall provide notice to the Association Board of Directors and comply with any other requirements for tenant approval.
- 3) Guest who arrive without compliance with the requirements set forth above may be denied admission to a unit. Unit Owners are expected to fully inform their Guests concerning the House Rules, to avoid embarrassment to all concerned. All Guest are expected to fully comply with all requirements of the Governing Documents, including the House Rules. No guest may be a nuisance or disturbance to the residents in the Condominium Community. The Association will vigorously enforce these Guest Restriction against any owner or guest who violates the requirements, as provided in the Declaration of Condominium.
- 4) Permanent and temporary Guests are required to be staying overnight in the unit in order to have the right use to the common elements. Day Guests must be accompanied by the owner in order to use the common elements.
- 5) Pursuant to the requirements of the Declaration, in the absence of the Owner, Guest Occupancy is limited to a single family only.

O. Remedies

- 1) Failure to provide prior notice to the Association and failure by a Guest to abide by the requirements of the Governing Documents, shall entitle the Association to evict such guest, or bring any other legal or equitable action against the owner to remove such Guests from the condominium property, and to recover from the owner and/or the Guest/tenant, jointly and severally, the Association's costs and reasonable attorney's fees incurred in connection with such eviction or other legal or equitable action, whether suit be brought or not, and/or to prohibit such guests from accessing the condominium property or utilizing the unit or any of the recreational facilities. These remedies shall be cumulative and in addition to any other remedy the Association may have against the owner or the Guests.

IN WITNESS, THEREOF, TOWN SHORES OF GULFPORT, NO 202, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 12th day of April, 2018.

ATTEST:



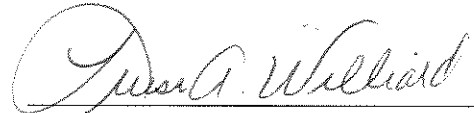
President (John Roland)



Secretary (Sandra Branch)

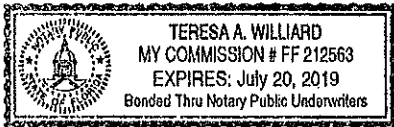
**STATE OF FLORIDA
COUNTY OF PINELLAS**

On this 12th day of April 2018, personally appeared, John Roland, President and Sandra Branch, President acknowledge before me that he executed this instrument for the purposes herein expressed.



Notary Public

My Commission Expires: 7-20-19



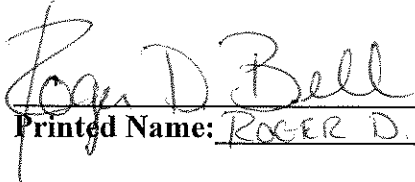
**CERTIFICATE OF RECORDING THE AMENDMENTS TO THE BYLAWS OF
TOWN SHORES OF GULFPORT NO 202, INC.
A Corporation Not-for-Profit**

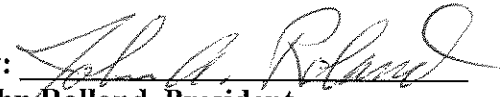
NOTICE IS HEREBY GIVEN that at a fully called meeting of the members of Town Shores of Gulfport No 202, Inc. on November 27, 2017, by a vote of not less than two thirds of the total vote of the membership present and voting. The Bylaws of TOWN SHORES OF GULFPORT NO 202, INC., as originally recorded in the Official Record Book 3572, Page 526 et. seq. of the Public Records of Pinellas County, Florida, be and the same are amended as attached:

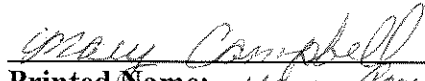
IN WITNESS, WHEREOF, TOWN SHORES OF GULFPORT NO 202, INC., has caused these Articles of Amendment to be executed in accordance with the authority hereinabove expressed this 12th day of April 2018.

WITNESSES (as to both):

TOWN SHORES OF GULFPORT NO 202, INC.

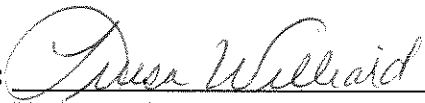

Printed Name: ROGER D. BELL

By: 
John Rolland, President


Printed Name: Mary Campbell

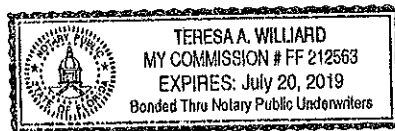
STATE OF FLORIDA
COUNTY OF PINELLAS

On this 12th day of April 2018, personally appeared John Roland, President, of Town Shores of Gulfport No 202, Inc. and acknowledged before me that he executed this instrument for the purposes herein expressed.

By: 
Teresa Williard, Notary Public

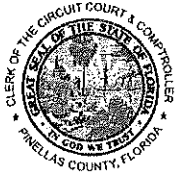
My Commission Expires: 7-20-19

Printed Name: TERESA WILLIARD



MAIL TO: ROGER BELL, L.C.A.M.,
3210 59TH ST. S.,
GULFPORT, FL, 33707

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2018182620 06/08/2018 01:36 PM
OFF REC BK: 20082 PG: 2275-2278
DocType:NOTICE RECORDING: \$35.50



KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court St.
Clearwater, FL 33756
Tel. (727) 464-7000
<http://www.pinellasclerk.org>

5314635

Receipt #: 5002966
Cashier Date: 11/18/2021 11:18:52AM
Print Date: 11/18/2021 11:19:20AM

| <u>CUSTOMER INFORMATION</u> | <u>TRANSACTION INFORMATION</u> | <u>PAYMENT SUMMARY</u> |
|---|--|---|
| CHATHAM HOUSE OF TOWN SHORES 3210 59TH ST S GULFPORT,FL 33707 | Date Received: 11/18/2021 12:00:00AM Location: SP Return Code: Over the Counter Trans Type: Recording Reference: Cashier: CLKCD56 | Total Fees: \$35.50 Total Payments: \$35.50 Balance Due: \$0.00 Cash Tendered: Change: \$0.00 |

| | | |
|--------------------------------|--------------|---------|
| Payment <u>CHECK</u> | #1196 | \$35.50 |
|--------------------------------|--------------|---------|

Official Record
CONDOMINIUM, DECLARATION OF
BK/PG: 21812/544 DOC #: 2021375961 Pages: 4 Date: Grantor: TOWN SHORES OF GULFPORT NO 202 INC Grantee:

| | |
|--|---------|
| Indexing @ 1st 4 Names Free, Addtl=\$1 ea. - [2] | \$0.00 |
| Recording @ 1st=\$10, Addtl=\$8.50 ea. - [4] | \$35.50 |

**CERTIFICATE OF RECORDING THE AMENDMENTS TO THE BYLAWS OF
TOWN SHORES OF GULFPORT NO 202, INC.
A Corporation Not-for-Profit**

NOTICE IS HEREBY GIVEN that at a fully called meeting of the members of Town Shores of Gulfport No 202, Inc. on December 7, 2020, by a vote of not less than two thirds of the total vote of the membership present and voting. The Bylaws of TOWN SHORES OF GULFPORT NO 202, INC., as originally recorded in the Official Record Book 3572, Page 526 et. seq. of the Public Records of Pinellas County, Florida, be and the same are amended as attached:

IN WITNESS, WHEREOF, TOWN SHORES OF GULFPORT NO 202, INC., has caused these Articles of Amendment to be executed in accordance with the authority hereinabove expressed this 18 th day of December 2020

WITNESSES (as to both):

TOWN SHORES OF GULFPORT NO 202, INC.

Susan Blankenship
Printed Name: Susan Blankenship

By: Gary Simms
Gary Simms, President

Teresa Williard
Printed Name: TERESA WILLIARD

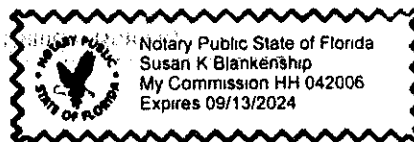
**STATE OF FLORIDA
COUNTY OF PINELLAS**

On this 18th day of December 2020, personally appeared Gary Simms, President, of Town Shores of Gulfport No 202, Inc. and acknowledged before me that he executed this instrument for the purposes herein expressed.

By: Susan K. Blankenship
, Notary Public

My Commission Expires: 9/13/2024

Printed Name: Susan Blankenship



**MAIL TO: ROGER BELL, L.C.A.M.,
3210 59TH ST. S.,
GULFPORT, FL, 33707**

EXHIBIT A

Additions Indicated by Underscore

**ADOPTED AMENDMENT CHANGE TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP OF
TOWN SHORES OF GULFPORT NO. 202 INC. A CONDOMINIUM**

Article 20., Section (i), of the Declaration of Condominium as follows:

20. OBLIGATIONS OF MEMBERS: In addition to other obligations
And duties heretofore set out in this Declaration every condominium parcel
Owner shall:

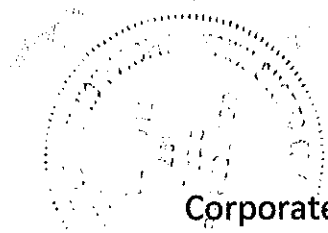
- (i) "Parking shall be limited to standard size non-commercial vehicles, which completely fit into the parking spaces, limited to two (2) axles, of four tires. Commercial vehicles may not be parked in the Chatham parking lot, unless work is being done in a unit of the Chatham, or to the Common Elements, Commercial vehicles must be off the property by 6:00 p.m. unless it is for emergency use to a unit or the building Guest vehicles that comply with the above requirements, may be parked in the Chatham guest parking spaces. No other types of vehicles may be parked in the Chatham parking lot, including but not limited to, Recreation Vehicles, Trailers, Campers of any kind," Motorcycles, Motorized Bicycles, Seg ways, Mopeds, and Scooters."

**NOTE: NEW LANGUAGE INDICATED BY UNDERLINING AND UNAFFECTED TEXT
BY "____"**

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
TOWN SHORES OF GULFPORT NO. 202, INC.
CHATHAM ASSOCIATION

NOTICE IS HEREBY GIVEN that at a fully called meeting of members of the Town Shores of Gulfport #202, Inc. on December 7, 2020 by a vote of no less than two-thirds of the total vote of membership present/proxy and voting, the Declaration of TOWN SHORES OF GULFPORT #202, INC., as originally recorded (see attached documents) in the Public Records of Pinellas County, Florida, was amended as attached.

IN WITNESS WHEREOF Town Shores of Gulfport #202, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove this *18* day of *December* in the year 2020.



Corporate Seal

Town Shores of Gulfport #202, Inc.
Chatham Building

Gary Simms

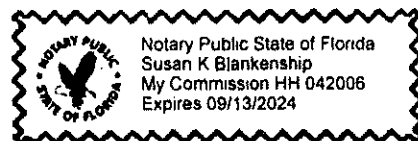
President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this *18th* day of *Dec* 2020 personally appeared before me Gary Simms, President of Town Shores of Gulfport #202, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Susan K Blankenship

Notary Public



IN WITNESS, THEREOF, TOWN SHORES OF GULFPORT, NO 202, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 18 day of December, 2020.

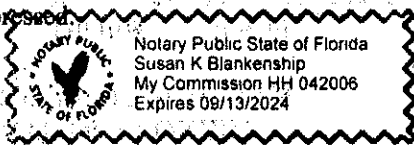
ATTEST:

Gary Simms
President (Gary Simms)

Sandra Branch
Secretary (Sandra Branch)

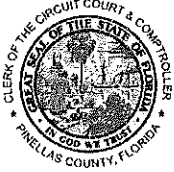
STATE OF FLORIDA
COUNTY OF PINELLAS

On this 18 day of December, personally appeared, Gary Simms, President and Sandra Branch, President acknowledge before me that he executed this instrument for the purposes herein expressed.



Susan Blankenship
Notary Public

My Commission Expires: 9/13/2024



KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court St.
Clearwater, FL 33756
Tel. (727) 464-7000
<http://www.pinellasclerk.org>

5396846

Receipt #: 5083029
Cashier Date: 2/16/2022 10:49:14AM
Print Date: 2/16/2022 10:49:27AM

CUSTOMER INFORMATION

TOWN SHORES OF GULFPORT NO 202 INC
3018 59TH ST S
UNIT 14
GULFPORT, FL 33707

TRANSACTION INFORMATION

| | |
|----------------|---------------------|
| Date Received: | 2/9/2022 12:00:00AM |
| Location: | SP |
| Return Code: | Over the Counter |
| Trans Type: | Recording |
| Reference: | |
| Cashier: | CLKRD23 |

PAYMENT SUMMARY

| | |
|-----------------|---------|
| Total Fees: | \$35.50 |
| Total Payments: | \$35.50 |
| Balance Due: | \$0.00 |
| Cash Tendered: | |
| Change: | \$0.00 |

Payment

| | | |
|---------------------|--------------|----------------|
| <u>CHECK</u> | #1199 | \$35.50 |
|---------------------|--------------|----------------|

Official Record

CONDOMINIUM, DECLARATION OF

BK/PG: 21936/2208 DOC #: 2022050547 Pages: 4 Date: Grantor: TOWN SHORES OF GULFPORT NO 202 INC Grantee:

| | |
|--|---------|
| Indexing @ 1st 4 Names Free, Add'l=\$1 ea. - [1] | \$0.00 |
| Recording @ 1st=\$10, Add'l=\$8.50 ea. - [4] | \$35.50 |

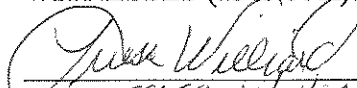
CERTIFICATE OF RECORDING THE AMENDMENTS TO THE BYLAWS OF
TOWN SHORES OF GULFPORT NO 202, INC.
A Corporation Not-for-Profit

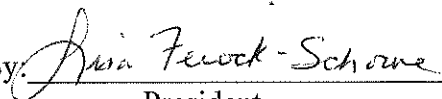
NOTICE IS HEREBY GIVEN that at a fully called meeting of the members of Town Shores of Gulfport No 202, Inc. on December 3, 2018, by a vote of not less than two thirds of the total vote of the membership present and voting. The Bylaws of TOWN SHORES OF GULFPORT NO 202, INC., as originally recorded in the Official Record Book 3572, Page 496 et. seq. of the Public Records of Pinellas County, Florida, be and the same are amended as attached:


IN WITNESS, WHEREOF, TOWN SHORES OF GULFPORT NO 202, INC., has caused these Articles of Amendment to be executed in accordance with the authority here in above expressed this 6th day of December 2021

WITNESSES (as to both):

TOWN SHORES OF GULFPORT NO 202, INC.


Print TERBA WILLARD

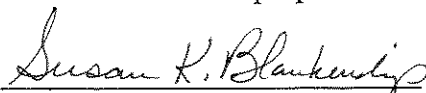
By: 
President
Print LISA FEROCK-SCHOWE


Print Susan Blankenship

Printed Name _____

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 6th day of Dec. 2021 personally appeared Lisa Schowe, President, of Town Shores of Gulfport No 202, Inc. and acknowledged before me that he executed this instrument for the purposes herein expressed.

By:  My Commission Expires: 9/13/2024
Notary Public

Printed Name: Susan Blankenship

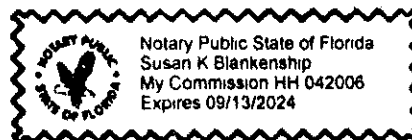


Exhibit A

Additions indicated by Underlining

Deletions indicated by Striking Through.

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
TOWN SHORES OF GULFPORT NO. 202, INC.
CHATHAM ASSOCIATION**

Resolved that Article 18, section (b) RENTAL OR LEASE, subsection (b-3), as originally recorded in OR. 3572 page 496 and amended in OR. 13845 page 2037 et seq. be changed as follows.

(b-3) At no time shall more than ~~eleven (11)~~ seven (7) of the units be occupied by other than owner(s). The term "rental unit" shall mean all units occupied by other than the registered owner(s). The Board of Directors shall have the right and power in its sole discretion to temporarily exceed the ~~eleven (11)~~ seven (7) rental unit limit to meet extenuating circumstances, such as: deceased owners or long term illness. 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 ~~eleven (11)~~ seven (7) rental unit limit has been reached, reviewing applications on a first come, first serve basis, as reflected by the registration information on the Lease. Request for rental approval which are received after the ~~eleven (11)~~ seven (7) rental unit limit has been reached will be placed on a waiting list as they are received, and will be considered for approval if and when the number of rentals falls below the ~~eleven (11)~~ seven (7) rental unit limit.

All restrictions regarding rental units will take effect upon being recorded in Pinellas County Public Records, and shall apply to all leases entered into subsequent to the recording date. Any lease in force at the date of the recording shall continue in force until the expiration of its term.

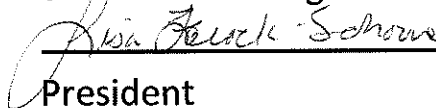
CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
TOWN SHORES OF GULFPORT NO. 202, INC.
CHATHAM ASSOCIATION

NOTICE IS HEREBY GIVEN that at a fully called meeting of members of the Town Shores of Gulfport #202, Inc. on date by a vote of no less than two-thirds of the total vote of membership present/proxy and voting, the Declaration of TOWN SHORES OF GULFPORT #202, INC., as originally recorded (see attached documents) in the Public Records of Pinellas County, Florida, was amended as attached.

IN WITNESS WHEREOF Town Shores of Gulfport #202, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove this day of in the year 2020.

Corporate Seal

Town Shores of Gulfport #202, Inc.
Chatham Building



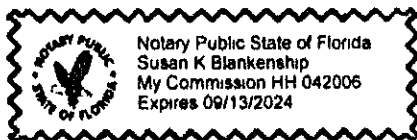
President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 6th day of Dec 2020 personally appeared before me Lisa Schowe, President of Town Shores of Gulfport #202, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.



Notary Public



IN WITNESS, THEREOF, TOWN SHORES OF GULFPORT, NO 202, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 6 day of December 2021

ATTEST:

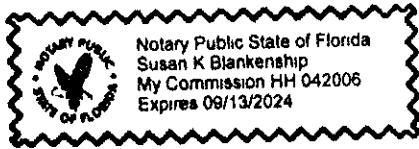
Lisa F. Schowe
President

Sandra Branch
Secretary

STATE OF FLORIDA

COUNTY OF PINELLAS

On this 6th day Of December personally appeared, Lisa F. Schowe President and Sandra Branch Secretary acknowledge before me that this instrument is executed for the purposes herein expressed.



Susan K. Blankenship
Notary Public

My Commission Expires: