

DECLARATION OF CONDOMINIUM
BY-LAWS
ARTICLES OF INCORPORATION
FOR

TOWN SHORES OF GULFPORT NO. 210, INC.

THE LANCASTER

5925 SHORE BOULEVARD SOUTH
GULFPORT, FL. 33707

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These documents have been retyped and include all amendment changes that have been passed by the membership to August 1, 1992.

All reference of the original Service and Maintenance Agreement (Exhibit "C") and any amendment referring to same have been omitted as they became obsolete effective the agreement's cancellation date of February 1, 1989.

The amendments have been designated by an asterisk ** in the left hand margin with the date of recording, D. R. Book and Page number. The original amendments and any resolutions adopted can be found in full context at the back of this book.

Any amendments passed after distribution of this new book should be placed at the very back of the last page contained herein.

Recorded
Pinellas County
November 22, 1972

DECLARATION OF CONDOMINIUM
OWNERSHIP OF TOWN SHORES OF
GULFPORT, NO. 210, INC., A
CONDOMINIUM

This is a Declaration of Condominium made this 16th day of November, A.D. 1972, by Gel-Met Development Corp, a corporation existing under the laws of the State of Florida, hereinafter referred to as the "Developer", for itself and its successors, grantees and assigns, to its grantees and assigns, and their heirs, successors and assigns:

W I T N E S S E T H :

WHEREAS, Developer is the owner of certain real property
and

WHEREAS, Developer will erect on said real property a multi-unit apartment building and related facilities; and

WHEREAS, Developer desires to submit said real property and said apartment building with related facilities to condominium ownership, all pursuant to Chapter 711, Florida Statutes, known as the Condominium Act:

NOW THEREFORE, the said GEL-MET DEVELOPMENT CORPORATION, hereby makes the following declarations:

1. The following described property, hereinafter referred to as a "Condominium property" is hereby submitted to condominium ownership:

PER EXHIBIT "A", attached hereto and made a part hereof.

Condominium Plats pertaining hereto are recorded in Plat Book 12, Pages 52, 53, and 54.

LEGAL DESCRIPTION

From the Northeast corner of Section 32, Township 31 South, Range 16 East, run South 00 degrees 20'00" East, 3843.20 feet; thence run South 89 degrees 40'00 West, 455.00 feet; thence run North 00 degrees 20'00" West, 245.86 feet to the point of curvataure; thence run along the arc of a curve to the left, 174.34 feet, a radius of 100.97 feet, a chord of 153.48 feet and a chord bearing of South 49 degrees 07'58" West to the Point of Beginning. Thence run South 00 degrees 20'00" East, 52.04 feet; thence run South 33 degrees 56' 37" West, 196.34 feet; thence run North 54 degrees 06' 01" West, 381.12 feet; thence run North 21 degrees 21' 27" East, 215.48 feet to a point on a curve; thence run along the arc of a curve to the right 344.93 feet, a radius of 1770.00 feet, a chord of 344.38 feet and a chord bearing of South 56 degrees 55' 54" East to the point of reverse curvature; thence run along the arc of a curve to the left 55.97 feet, a radius of 100.97 feet, a chord of 55.25 feet and a chord bearing of South 67 degrees 18'00" East to the Point of Beginning.

Subject to such easement that may be noted for utilities and access which are dedicated for the use of Coral Management of Gulfport, Inc., a Florida Corporation, for such use of the telephone, power and gas companies as they may require.

EXHIBIT "A"

1a.

(a) All improvements erected or installed on said land including one building containing eighty-four (84) units and related facilities.

2. The condominium is to be identified by the name TOWN SHORES OF GULFPORT NO. 210, INC., a Condominium.

3. DEFINITIONS: For all purposes in this Declaration and for all purposes in the Articles of Incorporation and By-Laws of TOWN SHORES OF GULFPORT, NO. 210, INC. a Florida Non-Profit Corporation, the following words shall have the definitions as hereinafter stated, to-wit:

(a) Condominium Unit - The unit being an apartment space, designated "condominium unit" on the plat, a copy of which is attached to and made a part hereof by reference marked Exhibit "B".

(b) Common Elements - Portion of the condominium property not included in the condominium unit.

(c) Condominium Parcel - The condominium unit, together with an undivided share in the common elements appurtenant thereto.

(d) Owner - That person or entity owning a condominium parcel.

(e) Member - An owner who is a member of TOWN SHORES OF GULFPORT, NO. 210, INC., a Florida non-profit membership corporation, hereinafter referred to as the "Association".

** (4/25/77 D.R. 4538 PAGE 1852) (f) Voting Member - That member designated by the owner or owners, as recorded in the public records of Pinellas County, Florida, of a vested present interest in a single condominium parcel, owning the majority interest in such single condominium parcel, the designation of whom shall be by statement filed with the Secretary of the Association, in writing, and who shall continue to cast the vote for all such owners of interests in a single condominium parcel until such time as another person is properly designated as the voting member by those persons or entities owning the majority interests in such single condominium parcels by a similar written, signed statement filed with the Secretary.

4. IDENTIFICATION: The condominium units and all other improvements constructed on the condominium property are set forth in the plat attached as Exhibit "B". Each condominium unit is described in said plat in such a manner that there can be determined therefrom the identification, location, dimensions and size of each unit as well as the common elements appurtenant thereto.

5. CHANGES IN PLANS AND SPECIFICATIONS: The Developer is hereby authorized to make whatever changes it may deem necessary

in the plans and specifications during the construction of improvements on said property.

6. DEVELOPER'S UNIT AND PRIVILEGES; The Developer is irrevocably empowered, notwithstanding anything herein to the contrary to sell, lease or rent units to any person approved by it. Said Developer shall have the right to transact on the condominium property any business necessary to consummate sale of units, including, but not limited to, the right to maintain models, have signs, employees in the office, use the common elements and to show units. A sales office, signs and all items pertaining to sales shall not be considered common elements and remain the property of the Developer. In the event there are unsold units, the Developer retains the right to be the owner thereof, under the same terms and conditions as other owners, save for this right to sell, rent or lease as contained in this paragraph

7. COMMON ELEMENTS: Common elements as hereinabove defined shall include within its meaning, in addition to the items listed in the Florida Condominium Act Section 6, of the following items:

(a) An exclusive easement for the use of the air space occupied by the condominium unit as it exists at any particular time and as the unit may lawfully be altered.

(b) An undivided share in the common surplus.

(c) Cross easements for ingress, egress, support, maintenance, repair, replacement and utilities.

(d) Easement or encroachments by the perimeter walls, ceilings and floors surrounding each condominium unit caused by the settlements or movements of the building or by minor inaccuracies in building or re-building which now exist or hereafter exist, and such easements shall continue until such encroachment no longer exists.

8. PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS: The undivided shares stated as percentages, in the common elements appurtenant to each of the condominium units are as follows:

PER EXHIBIT "G" attached hereto and made a part hereof.

UNIT	PERCENT	UNIT	PERCENT
101	1.2895%	401	1.2895%
102	1.2895%	402	1.2895%
103	1.2895%	403	1.2895%
104	1.0911%	404	1.0911%
105	1.0911%	405	1.0911%
106	1.1580%	406	1.1580%
107	1.1580%	407	1.1580%
108	1.1580%	408	1.1580%
109	1.0911%	409	1.0911%
110	1.0911%	410	1.0911%
111	1.0911%	411	1.0911%
112	1.2895%	412	1.2895%
114	1.2895%	414	1.2895%
115	1.2895%	415	1.2895%
201	1.2895%	501	1.2895%
202	1.2895%	502	1.2895%
203	1.2895%	503	1.2895%
204	1.0911%	504	1.0911%
205	1.0911%	505	1.0911%
206	1.1580%	506	1.1580%
207	1.1580%	507	1.1580%
208	1.1580%	508	1.1580%
209	1.0911%	509	1.0911%
210	1.0911%	510	1.0911%
211	1.0911%	511	1.0911%
212	1.2895%	512	1.2895%
214	1.2895%	514	1.2895%
215	1.2895%	515	1.2895%
301	1.2895%	601	1.2895%
302	1.2895%	602	1.2895%
303	1.2895%	603	1.2895%
304	1.0911%	604	1.0911%
305	1.0911%	605	1.0911%
306	1.1580%	606	1.1580%
307	1.1580%	607	1.1580%
308	1.1580%	608	1.1580%
309	1.0911%	609	1.0911%
310	1.0911%	610	1.0911%
311	1.0911%	611	1.0911%
312	1.2895%	612	1.2895%
314	1.2895%	614	1.2895%
315	1.2895%	615	1.2895%

EXHIBIT "G"

9. COMMON EXPENSES AND COMMON SURPLUS: Common expenses shall be shared in accordance with the undivided shares stated as percentages in Paragraph 8. It is understood that this shall include the expenses in connection with any assessments, insurance and all other expenditures for which the Association shall be responsible.

The common surplus shall be owned by unit owners in the shares provided in Paragraph 8 above.

10. GOVERNING BODY: The affairs of the condominium shall be conducted by a Corporation incorporated pursuant to the Florida Statutes governing corporation not for profit. The name of the Corporation shall be TOWN SHORES OF GULFPORT, NO. 210, INC., a Condominium, hereinafter called the "Association". The By-Laws of the Association are attached to and made a part hereof by reference marked Exhibit "D".

11. THE ASSOCIATION: The Developer and all persons hereafter owning condominium parcels (owners) whose interest is evidenced by the recordation of a proper instrument in the public records of Pinellas County, Florida, shall automatically be members of the Association and such membership shall automatically terminate when such persons have divested themselves of such interest.

An owner or owners of a single condominium parcel shall collectively be entitled to one (1) vote, which vote shall be cast by the voting member.

There shall not be more than eighty-four (84) voting members at any one time and each may cast one (1) vote. A person or entity owning more than one (1) condominium parcel may be designated as a voting member for each such condominium parcel which he or it owns.

** (4/25/77 D.R. 4538 PAGE 1852) All of the affairs, policy, regulations and property of the Association shall be controlled and governed by the Board of Directors of the Association consisting of seven (7) voting members.

** (11/15/90 D.R. 7427 PAGE 350) 12. AMENDMENT OF THE DECLARATION: This Declaration may be amended by affirmative vote of two-thirds (2/3rd) of the condominium parcels at a meeting duly called for this 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.

13. TYPE OF OWNERSHIP: Ownership of each condominium parcel shall be by Warranty Deed from the Developer conveying fee simple title to each Condominium unit. There shall be included in each parcel, the undivided share in the common elements herein specified.

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 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 acquisition of title by said mortgagee as a result of the foreclosure or voluntary conveyance in lieu of foreclosure. 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 acquiror, his successors and assigns.

* changed 11/6/00
15. MAINTENANCE: The responsibility for the maintenance of the condominium unit and parcel as it may apply hereafter, shall be as follows:

(a) BY THE ASSOCIATION: The Association shall maintain, repair, and replace at the Association's own expense:

(1) All portions of the units, except interior wall surfaces, contributing to the support of the building, which portions shall include, but not limited to, the outside walls of the building and load bearing columns.

(2) All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portions of the unit contributing to the support of the building or within the interior boundary walls, and all such facilities contained within an apartment unit which service part or parts of the condominium other than the unit within which it is contained.

(3) All incidental damage caused to an apartment by such work shall be promptly repaired at the expense of the Association.

(b) BY THE CONDOMINIUM PARCEL OWNER: The responsibility of the condominium parcel owner shall be as follows:

(1) To maintain in good condition, repair and replace, at his expense, all portions of the unit, except those portions to be maintained, repaired and replaced by the Association, which shall include but not be limited to the following:

(aa) Repair of water leaks within the unit.

(bb) Repair any and all gas defects within unit.

(cc) Repair any and all heating defects within the unit. In the event that such repairs are not made by the unit owner within fifteen (15) days after notice by the Association, the Association shall have the right to enter the unit and make such repairs and assess the unit owner accordingly. Such shall be done without disturbing the rights of other unit owners.

(2) Not to paint or otherwise decorate or change the appearance of any portion of the exterior of the building.

(3) To promptly report to the Association any defects or need for repairs, the responsibility for the remedy of which is that of the Association.

(4) No condominium parcel owner shall make any alterations in the portions of the building which are to be maintained by the Association, or to remove any portion thereof or make any additions thereto or do any work which would jeopardize the safety or soundness of the building or impair any easement without first obtaining approval from the Board of Directors of the Association.

16. ENFORCEMENT OF MAINTENANCE: In the event the owner of a unit fails to maintain it as required above, the Association or any other unit owner shall have the right to proceed in a court of equity to seek compliance with the foregoing provisions; the Association shall have the right to assess the unit owner and the unit for the necessary sums to put the improvement within the unit in good condition. After such assessment, the Association shall have the right to have its employees or agents enter the unit and do the necessary work to enforce compliance with the above provisions; however, any lender or owner in the event the Association fails to comply with the terms and conditions of this Declaration or its Articles of Incorporation and By-Laws may apply to a court of Competent jurisdiction for the appointment of a Receiver for the purpose of carrying out the terms and conditions required to be performed by the Association.

17. INSURANCE: The insurance, other than title insurance, which shall be carried upon the condominium property and the property of the condominium parcel owners shall be governed by the following provisions:

** (11/6/91 D.R. 7726 PAGE 258) (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 insurance deductible. This clause applies only if an insurance claim is made by the owner on their personal property policy in which damage exceeds \$100.00. 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.

(b) COVERAGE:

(1) CASUALTY: All buildings and improvements upon the land and all personal property included in the condominium property, and other than personal property owned by condominium parcel owners, shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation cost. Such coverage shall afford protection against loss or damage by fire and other hazards covered by a standard extended coverage endorsement and such other risks as from time to time will be customarily covered with respect to buildings similar in construction, location and use as the building on said land, including, but not limited to, vandalism and malicious mischief.

(2) PUBLIC LIABILITY: The Board of Directors of the Association shall have the right to contract for additional public liability insurance as they may deem necessary at the expense of the Association.

(3) WORKMEN'S COMPENSATION: Workmen's Compensation to meet the requirements of law.

(c) Premiums upon insurance policies purchased by the Association shall be paid by the Association and charged to the general expense account.

(d) All insurance policies purchased by the Association shall be for the benefit of the Association and the condominium parcel owners and their mortgagees, as their interests may appear, and shall provide that all proceeds covering casualty losses shall be paid to the Association. Proceeds on account of damages to common elements shall be held as property of the condominium parcel owners in accordance with the percentages herein specified.

(e) In the event a loss occurs to any improvement within any of the units alone, without any loss occurring to any of the improvements within the common elements, payment under the insurance policies shall be made to the condominium parcel owners owning such units and their mortgagees, if there be mortgages on said units, as their interests may appear, and it shall be the duty of those condominium parcel owners to effect the necessary repairs to the improvements within their respective units.

(f) In the event that loss occurs to improvements within units and the contiguous common elements, or to improvements within the common elements alone, payment under the insurance policies shall be made jointly to the Association and the holder of mortgages on the units, and the proceeds shall be expended or disbursed as follows:

(1) If the mortgagees agree, all payees shall endorse the insurance company's check to the Association and the Association will promptly contract the necessary repairs to the improvements within the common elements and within the damaged units. In the event the insurance proceeds should be sufficient to repair all of the damage within the units, but insufficient to repair all of the improvements within the common elements, the proceeds shall be applied first to completely repair the damages within the units and the balance of the funds shall be apportioned to repair improvements within the common elements, and the condominium parcel owners shall be subject to a special assessment and shall contribute to the Association the remaining funds necessary to repair and restore the improvements within the common elements.

(2) In the event all mortgagees do not agree to the endorsement of the proceeds as provided in Paragraph 17 (f) (1) above, all payees shall endorse the insurance company's check to the institutional first mortgagee owning and holding the oldest recorded mortgage encumbering any unit, which mortgagee shall hold the insurance proceeds in escrow and the escrow agent (should there be no such institutional first mortgagee or none with legal capacity to perform such escrow, then the payee shall endorse the insurance check

to the Association as escrow agent) shall disburse the funds as follows:

(aa) In the event any institutional first mortgagee demands application of insurance proceeds to the payment of its loan, the escrow agent shall distribute such proceeds jointly to the respective unit owners sustaining damages and their mortgagees, as their interest may appear in accordance with the damage sustained by each unit and in relation to the total damage claim and the amount of insurance funds available.

(bb) In the event the insurance proceeds are sufficient to rebuild and reconstruct all the damaged improvements within the common property and within the units, and provided all institutional first mortgagees, if any, agree in writing to such application of the insurance proceeds to this purpose the improvements shall be completely repaired and restored. In this event, the Association shall negotiate and obtain a reputable contractor willing to do the work on a fixed price basis. The escrow agent shall disburse the insurance proceeds and other funds held in escrow in accordance with the progress payments contained in the construction contract between the Association and the Contractor, which contract shall be subject to the prior written approval of the escrow agent.

(cc) In the event institutional first mortgagees unanimously agree to have the insurance proceeds applied to reconstruction, but the insurance proceeds are not sufficient to repair and replace all of the improvements within the common elements and within the units, a membership meeting shall be held to determine whether or not to abandon the condominium project or to levy a uniform special assessment against each unit and the owners thereof as their interest appear, to obtain the necessary funds to repair and restore the improvements within the common elements and the units, provided that the insurance funds available be applied first to repair the units damaged and such assessment shall be for repairs to the common elements and the units. In the event the majority of the voting members vote in favor of the special assessment, the Association shall immediately levy such assessment and the funds received shall be delivered to the escrow agent and disbursed as provided above. In the event the majority of the voting members are opposed to the special assessment and 100% vote for abandonment of the condominium project, the insurance proceeds shall be disbursed in accordance with the percentages allocable to each unit as per Paragraphs 8 and 9 of this Declaration of Condominium, and the condominium project may be terminated as provided for in Paragraph 21 hereinafter.

(g) If there has been loss or damage to the common elements and the insurance proceeds available are inadequate to repair and reconstruct same and all of the units, and if the majority of the voting members vote against levying the special assessment referred to above, and 100% vote to abandon the condominium project, same shall

be abandoned subject to the provisions of Paragraph 21 hereinafter. As evidence of the Member's resolution to abandon, the President and Secretary of the Association shall effect and place in the public records of Pinellas County, Florida, an affidavit stating that such resolution was properly passed, to which a copy of the consent of the unit owners and holders of all liens shall be affixed.

(h) Under all circumstances, the Board of Directors of the Association hereby has the authority to act as the agent of all owners for the purpose of compromising or settling insurance claims for damage to improvements within units or common elements, subject to the approval of any mortgagees of the premises damaged.

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:

(a) CONVEYANCES, SALES AND TRANSFERS:

Prior to the sale, conveyance or transfer of any condominium parcel to any other person other than transferor's spouse, the owner shall notify the Board of Directors of the Association in writing, of the name and address of the person to whom the proposed sale, conveyance or transfer is to be made, and such other information as may be required by the Board of Directors of the Association and within fifteen (15) days, the Board of Directors of the Association shall either approve or disapprove a proposed sale, transfer or conveyance, in writing, and shall notify the owner of their decision. In the event the Board of Directors fail to approve or disapprove a proposed sale within said fifteen (15) days, the failure to act as aforesaid shall be considered approval of the sale.

In the event the Board of Directors of the Association disapprove the proposed sale, conveyance or transfer, and a member shall still desire to consummate such sale, conveyance or transfer, he shall, thirty (30) days before such sale, conveyance or transfer, give written notice to the Secretary of the Association of his intention to sell, convey, or transfer on a certain date, together with a copy of the contract setting forth the terms thereof and price; said price, however, shall not exceed the fair market value of said condominium unit. If a dispute arises as to the definition of fair market value, it shall be resolved as provided for hereinafter. The Association shall promptly notify the members of the Association of the date,

price and terms. Any member of the Association shall have the right first over the prospective purchasers to accept such sale or transfer on the terms contained in the notice, provided that he shall so notify the Secretary of the Association, in writing of the acceptance, at least fifteen (15) days before the date of the intended sale or transfer, and deposit with the Secretary of the Association ten (10%) percent of the purchase price as a good faith deposit which information and notice of deposit the Association shall promptly forward to the owner.

In the event no members of the Association accept first right of purchase as aforesaid, then the Association must either approve the transaction or furnish a purchaser approved by the Association who will accept the transaction upon the terms and conditions contained in the notice, provided the Association, at least ten (10) days before the date of the intended sale or transfer notify the owner that a purchaser has been furnished and that said purchaser has deposited ten (10%) percent of the purchase price with the Association as a good faith deposit for the intended sale.

In the event the member having notice received acceptance from more than one member, it shall be discretionary with the member giving notice to consummate the sale or transfer with whichever of the accepting members he chooses.

In the event the member giving notice receives no written notice from any member of the Association, accepting the price and terms of the proposed sale or transfer on or before ten (10) days before the date given in the notice as the date of sale or transfer, then that member may complete the sale or transfer on the day and at the price and the terms given in his notice, but on no other day or at no other price or terms without repeating the procedure outlined above. In the event the member makes a sale or transfer without first complying with the terms hereof, any other member shall have the right to redeem from the purchaser, according to the provisions hereof.

The said redemption rights shall be exercised by reimbursing the purchaser for the monies expended as shown on the contract for purchase of a condominium unit, which shall not exceed the fair market value, and immediately after such reimbursement, said purchaser or transferee shall convey his right, title and interest to the member making the redemption.

An affidavit of the Secretary of the Association stating that the Board of Directors of the Association approved in all respects on a certain date, the sale or transfer of a condominium parcel to certain persons, shall be conclusive evidence of such fact, and from the date of approval as stated in the affidavit, the

redemption rights herein afforded the members shall terminate.

An affidavit of the Secretary of the Association stating that the Board of Directors of the Association were given proper notice on a certain date of a proposed sale or transfer and that the Board of Directors of the Association disapproved or failed to act on such proposed sale or transfer, and that thereafter, all the provisions hereof which constitute conditions precedent to a subsequent sale or transfer of a condominium parcel have been complied with and that the sale or transfer of a particular condominium parcel to a particularly named person does not violate the provisions hereof, shall be conclusive evidence of such facts for the purpose of determining the status of the persons' title to such condominium parcel sold or transferred.

Such affidavit shall not be evidence of the fact that the subsequent sale or transfer to such persons was made at the price, terms and on the date stated in the notice given to the Secretary, but one hundred eighty (180) days after the date of the notice of the Board of Directors of the Association, as stated in the affidavit, the redemption rights herein afforded the members of the Association shall terminate.

In case of death of the owner of a condominium parcel, the surviving spouse, if any, and if no surviving spouse, the other member or members of such owner's family residing with the owner at the time of his death, may continue to occupy the said condominium parcel; and if such surviving spouse or other member of members of the decedent owner's family shall have succeeded to the ownership of the condominium parcel; the ownership thereof shall be transferred by legal process to such new owner.

In the event said decedent shall have conveyed or bequeathed the ownership of this condominium parcel to some designated person or persons other than the surviving spouse or members of his family as aforescribed or if some other person is designated by such decedent's legal representative to receive the ownership of the condominium parcel, or under the laws of descent and distribution of the State of Florida, the condominium parcel descends to some person or persons other than his surviving spouse or members of his family as aforescribed, the Board of Directors of the Association shall, within thirty (30) days of proper evidence of rightful designation served upon the President or any other officers of the Association, are placed on notice of said devisee of descendant, express their refusal or acceptance of the individual or individuals so designated as owner or owners of the condominium parcel.

If the aforesaid Board of Directors of the Association shall consent, in writing, ownership of the condominium parcel may be transferred to the person or persons so designated, who shall

thereupon become the owner of the Condominium parcel, subject to the provisions of this enabling Declaration and the By-Laws of the Association.

If, however, the Board of the Association shall refuse to consent, then the members of the Association shall be given an opportunity during thirty (30) days next after said last above mentioned thirty (30) days to purchase, for cash, the said condominium at the then fair market value thereof.

In the event a dispute arises as to what should be considered fair market value of the condominium parcel as provided for herein, then the time requirements for approval or disapproval of a proposed sale or other notice requirements as set forth herein in this Paragraph 18 shall be abated until a final decision has been made by an Appraiser appointed by the Senior Judge of the Circuit Court in and for Pinellas County, Florida, upon ten (10) days notice of petition of any party in interest. The expense of appraisal shall be paid by the Seller or the legal representative of the Seller out of the Amount realized from the sale of such condominium parcel. In the event the then members of the Association do not exercise the privilege of purchasing said condominium parcel within such period and upon such terms, the person or persons so designated may then, and only in such event, take title to the condominium parcel or such person or persons or the legal representative of the Seller may sell the said condominium parcel, but the sale shall be subject in all other respects to the provisions of this enabling Declaration, and the By-Laws of the Association.

** (5/17/83 O.R. 5527 PAGE 1732) No sales, arrangements, or transfers for any unit will be approved which permits TIME SHARING.

(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.

** (5/17/83 O.R. 5527 PAGE 1732) No rentals, arrangements, or leases will be approved for any unit which permits TIME SHARING.

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

(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.

(d) TRANSFER; MORTGAGEE-DEVELOPER: Notwithstanding anything to the contrary herein, the provisions of this Paragraph 18 shall not be applicable to transfer to mortgagees, whether in foreclosure or by judicial sale, or by a voluntary conveyance in lieu of foreclosure, whereby such mortgagee becomes an owner, nor to the Developer until after the Developer has initially conveyed or disposed of all interest in the property, nor to any sale or lease by such mortgagee.

(e) MORTGAGE: No parcel owner may mortgage his parcel or interest therein without the approval of the Association, except to a bank, life insurance company or federal savings and loan association. The approval of any other mortgagee may be upon conditions determined by the Association or may be arbitrarily withheld.

19. RESTRAINT UPON SEPARATION AND PARTITION: Any transfer of a condominium parcel must include all elements thereof as aforescribed, and appurtenances thereto, whether or not specifically described, including, but not limited to, the condominium parcel owner's share in the common elements and his Association membership.

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

(a) Not use or permit the use of his unit for any purpose other than as a single family residence and maintain his unit in a clean and sanitary manner.

(b) Not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or the common elements, or which will obstruct the rights or interfere with the rights of other members or annoy them by unreasonable noises or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.

(c) Conform to and abide by the By-Laws and uniform rules and regulations in regard to the use of the units and the common elements, which may be adopted in writing from time to time by the Board of Directors of the Association and to see that all persons using owner's property, by, through or under him, do likewise.

(d) Allow the Board of Directors or the agents and employees of the Association to enter any unit for the purpose of maintenance, inspection, repair, replacement of the improvements

within the units or the common elements, or in the case of emergency threatening units or the common elements, or to determine compliance with these restrictions, reservations, covenants, conditions and easements and By-Laws of the Association.

(e) Show no sign, advertisement or notice of any type on the common elements or his unit and erect no exterior antennas and aerials, except as provided by uniform regulations promulgated by the Association, and there shall be no "for sale" sign in any form or size place inside or outside the windows of the unit or attached to the curtains or venetian blinds or any other part of the condominium unit inside or outside.

** (11/15/87 D.R. 6622 PAGE 1749) (f) Not to allow any children under eighteen (18) years of age to reside on the premises except as permitted by the regulations established by the Association; provided that visitation rights of the children eighteen years of age or under shall be permitted from time to time under the regulations established and promulgated by the Association.

** (5/1/89 D.R. 6989 PAGE 2035) (fl.) 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 eighteen (18) 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 18 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 AGREEMENT 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.

(g) Not make or cause any structural alteration to and in the building, specifically including, but not limited to screening, or enclosure of private balconies and/or affixing outside shutters to windows, except storm windows, the design and make to be approved by the Association and/or removal of any additions or improvements or fixtures from the building, or do any act that will impair the structural soundness of the building.

(h) Make no repairs to any plumbing or electrical wiring within a unit except by licensed plumbing or electricians authorized to do such work by the Board of Directors or the Association or its agent. Plumbing and electrical repairs within a unit shall be paid for and be the financial obligation of the owners of the unit, whereas the Association or its agents shall pay for and be responsible for repairs and electrical wiring within the common elements.

(i) Parking shall be limited to passenger automobiles or passenger stationwagons in the parking space allotted, Washing of passenger automobiles and passenger stationwagons shall not be allowed on the premises.

(j) Not allow or permit to display laundry or clothing on the porches of the condominium units or anywhere within the said units which would be visible from the outside of the units.

(k) Other than street apparel, bermuda shorts for both men and women shall be allowed while on or about the premises, provided that men are also attired in shirts and women are attired in blouses. No one shall be attired in a bathing suit on or about the premises unless they are wearing a beach robe, other than at the pool site.

(l) Not be permitted to mechanically make any adjustment whatsoever with reference to any of the equipment found in the meter room, boiler room or washer and drier room.

(m) Not mechanically adjust or repair the television antenna or amplifier.

** (5/17/83 O.R. 5527 PAGE 1733) (n) Not be permitted to water lawn, plants or the shrubbery without permission from the Board of Directors.

(o) Not to permit or allow any dogs or cats to walk upon the outside premises of the condominium unless the same be within the confines of the walk areas as are provided and designated as a pet walking area or areas.

** (5/17/83 O.R. 5527 PAGE 1733) (p) Paragraph (o) pertains to pets which were authorized prior to November 15, 1979. No such authorization will be made in the future for new owners to quarter pets.

21. TERMINATION: The condominium may be terminated in the following manner:

(a) AGREEMENT: The termination of the condominium may be affected by unanimous agreement of the condominium parcel owners and mortgagees holding mortgages on said units, which agreement shall be evidenced by an instrument or instruments executed in the manner provided for conveyances of land. The termination shall become effective when such agreement has been recorded in the public records of Pinellas County, Florida.

22. COVENANTS: All provisions of the Declaration shall be construed to be covenants running with the land and with every part thereof and interest therein, and every unit owner and claimant of the land or any part thereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the Declaration.

23. INVALIDATION AND OPERATION: Invalidation of any portion of the Declaration or of any provision contained in a conveyance of a condominium parcel whether by judgment or court order or law shall in no wise affect any of the other provisions which shall remain in full force and effect.

In the event any court should hereafter determine that any provision as originally drafted herein violated the rule against perpetuities or any other rule of law because of the duration of the period involved, the period specified in the Declaration shall not thereby become invalid, but instead shall be reduced to the maximum period allowed under such rule of law and for such purpose measuring lives shall be those of the incorporators of the Association.

24. INTERPRETATION: Whenever the contest so requires, the use of any gender shall be deemed to include all genders, and the use of the plural shall include the singular, and the singular shall include the plural. The provisions of this Declaration shall be literally construed to effectuate its purpose of creating a uniform plan for the operation of a condominium in accordance with the laws made and provided for same, to-wit, Chapter 711, Florida Statutes.

MISCELLANEDOUS COVENANTS

1. COVERED PARKING SPACES: The owner of each unit that has acquired or has been designated a parking space which is sheltered or covered in some manner shall be responsible for the insurance, maintenance and upkeep of said covered shelter.

2. AUTOMOBILE PARKING SPACE: Owner is given the right to use his parking space for automobile parking only; the parking space may from time to time be assigned by the Board of Directors of the Association to a unit, which assignment shall not be recorded among the public records. Any portion of the condominium property may be designated for parking spaces by the Board of Directors, which shall include, if necessary, the condominium property within the common elements which has been or is landscaped if the corporate sovereign having jurisdiction over said property requires, pursuant to zoning ordinances, additional parking area with reference to the number of units within the condominium complex; except that the Board of Directors of the Association shall not have the authority to designate or relocate a covered parking space or area which has been designated for use to an owner by the Developer without first obtaining the written consent of the owner to whom said parking space has been assigned. The Board of Directors may from time to time, should they determine there be a need, change the parking spaces assigned to the units provided that a unit always has a parking space. This provision is made in contemplation of the fact that from time to time one or more unit owners may be under a physical disability which would require the assignment of a parking space more convenient to his unit and to give the Association the power and flexibility to deal with such situation.

4. INSURANCE:

(a) LOSS LESS THAN "VERY SUBSTANTIAL":

Where a loss or damage occurs to more than one unit, or to the common elements, or to any unit or units and the common elements, but said loss is less than "very substantial" (as hereinafter defined), it shall be obligatory upon the Association and the unit owners to repair, restore, and rebuild the damage caused by said loss. Where such loss or damage is less than "very substantial":

(1) The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repairing and restoration.

(2) If the damage or loss is limited to the common elements, with no, or minimum, damage or loss to any individual units, and if such loss or damage to the common elements is less than

\$3,000.00, the insurance proceeds shall be endorsed over to the Association, and the Association shall promptly contract for the repair and restoration of the damage.

(3) If the damage or loss involves individual units encumbered by institutional first mortgages, as well as the common elements, or if the damage is limited to the common elements alone, but is in excess of \$3,000.00, the insurance proceeds shall be disbursed to the Association for the repair and restoration of the property upon the written direction and approval of the Association, and provided, however, that upon the request of an institutional first mortgagee, the written approval shall also be required of the institutional first mortgagee owning and holding the first mortgage encumbering a condominium unit, so long as it owns and holds any mortgage encumbering a condominium unit. At such time as the aforesaid institutional first mortgage is not the holder of a mortgage on a unit, then this right of approval and designation shall pass to the institutional first mortgagee having the highest dollar indebtedness on units in the condominium property. Should written approval be required, as aforesaid, it shall be said mortgagee's duty to give written notice thereof to the insurance company. The insurance company may rely upon the certificate of the Association and the aforesaid institutional first mortgagee, if said institutional first mortgagee's written approval is required; as to the payee and the amount to be paid from said proceeds. All payees shall deliver paid bills and waivers of mechanics' Liens to the Association, and execute any affidavit required by laws or by the Association, the aforesaid institutional first mortgagee.

(4) Subject to the foregoing, the Board of Directors shall have the right and obligation to negotiate and contract for the repairs and restoration of the premises.

(5) If the net proceeds of the insurance are insufficient to pay for the estimated cost of restoration and repair (or for the actual cost thereof, if the work has actually been done), the Association shall promptly, upon determination of the deficiency, levy a special assessment against all unit owners in proportion to the unit owners' share in the common elements, for that portion of the deficiency as is attributable to the cost of restoration of the common elements, and against the individual unit owners for that portion of the deficiency as is attributable to his individual unit; provided, however, that if the Board of Directors finds that it cannot determine with reasonable certainty the portion of the deficiency attributable to specific individual damaged unit (s), then the Board of Directors shall levy the assessment for the total deficiency against all of the unit owners in proportion to the unit owner's share in the common elements, just as though all of said damage had occurred in the common elements. The special assessment funds shall be held by the Association and added by said Association to the proceeds available for the repairs and restoration of the property.

(6) In the event the insurance proceeds are insufficient to pay for the cost of restoration and repair, or in the event the insurance proceeds are insufficient but additional funds are raised by special assessment within ninety (90) days after the casualty, so that sufficient funds are on hand to fully pay for such restoration and repair, then no mortgagee shall have the right to require the application of insurance proceeds as to the payment of its loan, provided, however, that this provision may be waived by the Board of Directors in favor of any institutional first mortgagee upon request therefore, at any time. To the extent that any insurance proceeds are required to be paid over to such mortgagee, the unit owner shall be obliged to replenish the funds to paid over, and said unit owner and his unit shall be subject to special assessments for such sum.

(b) "Very Substantial" Damage:

As used in this Declaration, or any other context dealing with this Condominium, the term "very substantial" damage shall mean loss or damage whereby three-fourths (3/4) or more of the total unit space in the Condominium is rendered untenable, or loss or damage whereby seventy-five (75%) percent or more of the total amount of insurance coverage placed as per Paragraph 17 (a) hereinabove becomes payable. Should such "very substantial" damage occur, then:

(1) The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repair and restoration thereof.

(2) The provisions of paragraph 17 (a) hereinabove shall not be applicable to any institutional first mortgagee who shall have the right, if its mortgage so provides, to require application of the insurance proceeds to the payment or reduction of its mortgage debt. The Board of Directors shall ascertain as promptly as possible the net amount of insurance proceeds available to restoration and repair.

(3) Thereupon a membership meeting shall be called by the Board of Directors of the Association, to be held not later than sixty (60) days after the casualty, to determine the wishes of the membership with reference to the abandonment of the condominium project, subject to the following:

(aa) If the net insurance proceeds available for restoration and repair, together with the insurance proceeds paid over to the institutional first mortgagees, are sufficient to cover the cost thereof, so that no special assessment is required, then the condominium property shall be restored and repaired, unless one hundred (100%) percent of the total votes of the members of the condominium shall vote to abandon the condominium project, in which case the condominium property shall be removed from the provisions of the law, pursuant to the Condominium Act, Chapter 711.16 Florida Statutes.

(bb) If the net insurance proceeds available for restoration and repair, together with funds advanced by unit owners to replace insurance proceeds paid over to the institutional first mortgagees, are not sufficient to cover the cost thereof, so that a special assessment will be required, then if one hundred (100%) percent of the total votes of the members of the condominium vote against such special assessment and to abandon the condominium project, then it shall be so abandoned and the property removed from the provisions of the law pursuant to the Condominium Act, Chapter 711.16, Florida Statutes. In the event one hundred (100%) percent of the total votes of the members of a condominium vote in favor of a special assessment, the Association shall immediately levy such assessment, and thereupon the Association shall proceed to negotiate and contract for such repairs and restoration, subject to the provisions of Paragraph 4 (a) (3) (4) above. The special assessment fund shall be retained by the Association and added to the proceeds from insurance available for the repairs and restoration of the property. The proceeds shall be disbursed by the Association for the repairs and restoration of the above property as provided in Paragraphs 4 (a) (3) above. To the extent that any insurance proceeds are paid over to such mortgagee, and in the event it is determined not to abandon the condominium project and to vote a special assessment, the unit owner shall be obliged to replenish the funds so paid over to his mortgagee, and said unit owner and his unit shall be subject to special assessment for such sum.

(4) In the event any dispute shall arise as to whether or not "very substantial" damage has occurred, it is agreed that such a finding made by the Board of Directors of the Association shall be binding upon all unit owners.

IN WITNESS WHEREOF, GEL-MET DEVELOPMENT CORP., a Florida corporation, has caused these presents to be signed in its name by its Vice President and its corporate seal affixed, attested to by Assistant Secretary, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marie I. Lee

Greer S. Lang

GEL-MET DEVELOPMENT CORP.

By: Kurt T. Borowsky
Vice President

Attest: Richard L. Chambers
Assistant Secretary

Gel Met Development
SEAL

For good and valuable considerations, the receipt whereof is hereby acknowledged, TOWN SHORES OF GULFPORT, NO. 210, INC. a Florida non-profit membership corporation, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed on it by the provisions of the Declaration

IN WITNESS WHEREOF, TOWN SHORES OF GULFPORT, NO. 210, INC. has caused these presents to be signed in its name by the President and its Corporate Seal affixed, attested by its Secretary, the day and year first above written.

Signed, sealed and delivered TOWN SHORES OF GULFPORT, NO. 210, INC.
in the presence of:

Marie I. Lee

By: Carl G. Parker,
President

Greer S. Lang

Attest: Edna C. Akers
Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY, That on this 16th day of November, A.D., 1972, before me personally appeared Kurt T. Borowsky and Richard L. Chambers, Vice President and Assistant Secretary respectively of GEL-MET DEVELOPMENT CORP., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and severally acknowledged execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at St. Petersburg, in the County of Pinellas, and State of Florida, the day and year last aforesaid.

Marie I. Lee
Notary Public

Commission Expiration 7/22/1974

Notary Public
SEAL

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY, That on the 16th day of November, A.D. 1972, before me personally appear Carl G. Parker and Edna Akers,, President and Secretary respectively of TOWN SHORES OF GULFPORT, NO. 210, INC., a non-profit corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

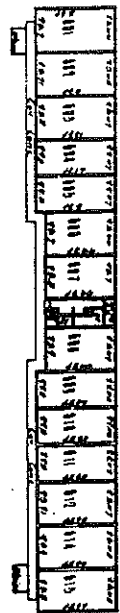
WITNESS my signature and official seal at St. Petersburg, in the County of Pinellas and State of Florida, the day and year last aforesaid.

Marie I. Lee
Notary Public

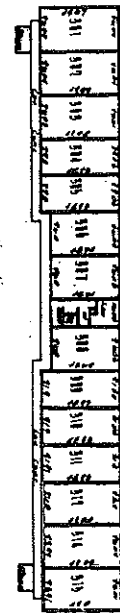
Commission Expiration 7/22/1974

Notary Public
SEAL

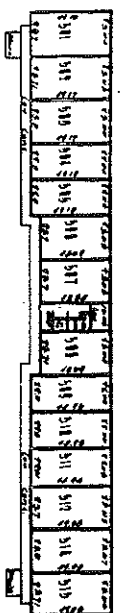
TOWN SHORES OF GULFPORT No 210 A CONDOMINIUM



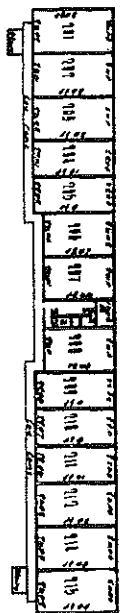
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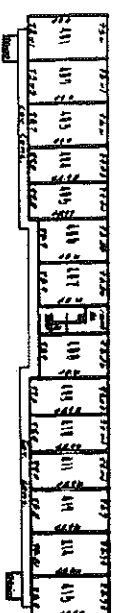
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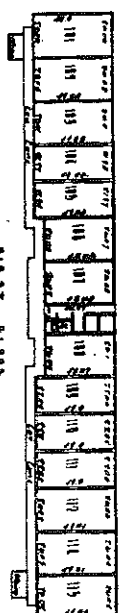
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SECOND FLOOR
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FOURTH FLOOR
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FIRST FLOOR
Scale: 1"=20'

Prepared By
JOHN L. DENNELL & ASSOCIATES
CONSULTING ENGINEERS AND ARCHITECTS
100 FRONT STREET SOUTH - LITTLE ROCK, AR
Sheet 9 of 9

BY-LAWS OF
TOWN SHORES OF GULFPORT, NO. 210, INC.
a Florida non-stock, non-profit membership corporation.

ARTICLE I.
GENERAL

Section 1. The name: The name of the Corporation shall be TOWN SHORES OF GULFPORT NO. 210, INC., a Condominium.

→ ** (4/25/77 O.R. 4538 PAGE 1852) Section 2. Principle Office: The principal office of the corporation shall be 5925 Shore Boulevard South, Gulfport, Pinellas County, Florida; or at such other place as may be subsequently designated by the Board of Directors.

Section 3. Definition: As used herein, the term "Corporation" shall be the equivalent of "Association" as defined in the Declaration of Condominium of TOWN SHORES OF GULFPORT NO. 210, INC., a Condominium, and all other words as used herein shall have the same definitions as attributed to them in the aforesaid Declaration of Condominium.

Section 4. Identity: That in addition to the within By-Laws being the By-Laws of TOWN SHORES OF GULFPORT NO. 210, INC., these By-Laws are established pursuant to Section II of the Florida Condominium Act, Chapter 711, Florida Statutes, and are hereby annexed to and made a part of the Declaration of Condominium of TOWN SHORES OF GULFPORT, NO. 210, INC.

ARTICLE II
DIRECTORS

** (11/21/79 O.R. 4946 PAGE 752 // AMENDS AMENDMENT OF 4/25/77 O.R. 4538 PAGE 1852) Section 1. Number and Term: The number of Directors which shall constitute the whole Board shall be seven (7). Directors shall be owners and shall be elected at the annual meeting of the owners. Each Director shall be elected to serve two (2) years or until his successor shall be duly elected and shall qualify. Three (3) Directors shall be elected in years ending in an odd number and four (4) Directors shall be elected in years ending in an even number. For the election to be held in 1980 to serve during the year 1981-82, three (3) of the present Directors shall be chosen by lot.

Section 2. Vacancy and Replacement; If the office of any Director or Directors becomes vacant by reason of death, resignation, retirement, disqualification, removal from office or otherwise, a majority of the remaining Directors, though less than a quorum, at a special meeting of Directors duly called for this purpose, shall

EXHIBIT "D"

choose a successor or successors, who shall hold office for the unexpired term in respect to which such vacancy occurred.

Section 3. Removal. Directors may be removed for cause by an affirmative vote of a majority of the members. No Director shall continue to serve on the Board, if, during his term of office, his membership in the Corporation shall be terminated for any reason whatsoever.

Section 4. First Board of Directors: The first Board of Directors shall consist of:

Carl G. Parker
Anthony S. Battaglia
Edna Akers

Louis E. Stolba
Howard P. Ross

who shall hold office and exercise all powers of the Board of Directors until the first membership meeting, anything herein to the contrary notwithstanding; provided any or all of said Directors shall be subject to replacement in the event of resignation or death as above provided.

Section 5. Powers: The property and business of the corporation shall be managed by the Board of Directors, who may exercise all corporate powers not specifically prohibited by statute, the Certificate of Incorporation, or the Declaration to which these By-Laws are attached. The powers of the Board of Directors shall specifically include, but not be limited to, the following items:

- A. To make and collect assessments and establish the time within which payment of same are due.
- B. To use and expend the assessments collected; to maintain care for and preserve the units and condominium property, except those portions thereof which are required to be maintained, cared for and preserved by the unit owners.
- C. To purchase the necessary equipment and tools required in the maintenance, care and preservation referred to above.
- D. To enter into and upon the units when necessary and at as little inconvenience to the owner as possible in connection with such maintenance, care and preservation.
- E. To insure and keep insured said condominium property in the manner set forth in the Declaration against loss from fire and/or other casualty, and the unit owners against public liability and to purchase such other insurance as the Board of Directors may deem advisable.
- F. To collect delinquent assessments by suit or otherwise, abate nuisances and enjoin or seek damages from the unit owners for violation of these By-Laws and terms and condition of the Declaration.

G. To employ and/or contract with, if deemed advisable, a maintenance service contractor and/or apartment house manager, who shall maintain, service and/or manage the building and related facilities, and to delegate to such contractor or manager such powers as may be necessary in connection with the operation of the building. To employ workmen, janitors and gardeners and to purchase supplies and equipment, to enter into contracts in connection with any of the foregoing items or for other services deemed advisable and generally to have the powers of an apartment house manager in connection with the matters hereinabove set forth.

H. To make reasonable rules and regulations for the occupancy of the condominium parcels.

** (3/9/84 O.R. 5715 PAGE 671) I. To assess fines (not to exceed \$20 per assessment) against unit owners who fail to meet deadlines for the payment of assessments including, but not limited to, monthly maintenance.

Section 6. Compensation: Directors or Officers, as such, shall receive no salary for their services.

Section 7. Meetings:

A. The first meeting of each Board newly elected by the members shall be held immediately upon adjournment of the meeting at which they were elected, provided a quorum shall then be present or as soon thereafter as may be practicable. The annual meeting of the Board of Directors shall be held at the place of the general members' meeting, and immediately after the adjournment of same.

** (4/25/77 O.R. 4538 PAGE 1852) B. The Directors may, by resolution duly adopted, establish regular monthly, or quarterly meetings.

C. Special meeting of the Board may be called by the President on five (5) days' notice to each Director. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of three (3) Directors.

** (4/25/77 O.R. 4538 PAGE 1852) D. At all meetings of the Board, a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business, and the act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute or by the Certificate of Incorporation or these By-Laws. If a quorum shall not be present in any meeting of Directors, the Directors present thereat may adjourn the meeting from time to time until a quorum shall be present.

** (4/25/77 O.R. 4538 PAGE 1853) E. Meetings of the Board shall be open to all members of the Association, and notices of meetings shall be posted conspicuously on the Bulletin Board 48 hours in advance of such meeting.

** (4/25/77 O.R. 4583 PAGE 1853) F. A copy of the Minutes of all Board meetings shall be posted on the Bulletin Board.

Section 8. Order of Business: The Order of business at all meetings of the Board shall be as follows:

- A. Roll call.
- B. Reading of the Minutes of last meeting.
- C. Consideration of communications.
- D. Resignations and elections.
- E. Report of Officers and employees.
- F. Reports of Committees.
- G. Unfinished business.
- H. Original resolutions and new business.
- I. Adjournment.

Section 9. Annual Statement: The Board shall present not less often than at the annual meeting, and when called for by a vote of the members, at any special meeting of the members, a full and clear statement of the business and condition of the Corporation.

** (4/25/77 D.R. 4538 PAGE 1853) Section 10. Procedure. All meetings of the Board of Directors shall follow parliamentary procedure as outlined by the latest addition of Robert's Rules of Order.

ARTICLE III OFFICERS

Section 1. Executive Officers: The executive officers of the Corporation shall be a President, Vice-President, Treasurer, and Secretary, all of whom shall be elected annually by said Board. Any two of said officers may be united in one person, except that the President shall not also be the Secretary or an Assistant Secretary of the Corporation. If the Board so determines, there may be more than one Vice President.

Section 2. Appointive Officers: The Board of Directors may appoint such other officers and agents as it may deem necessary, who shall hold office during the pleasure of the Board of Directors and have such authority and perform such duties as from time to time may be prescribed by said Board.

** (4/25/77 D.R. 4538 PAGE 1853) Section 3. Election: The Board of Directors at its first meeting after such annual meeting of general members shall elect a President, a Vice President, a Secretary and a Treasurer, none of whom, excepting the President and Vice President need be a member of the Board.

Section 4. Term: The Officers of the Corporation shall hold office until their successors are chosen and qualify in their stead. Any Officer elected or appointed by the Board of Directors may be removed for cause at any time by the affirmative vote of a majority of the whole Board of Directors.

Section 5. The President:

A. The President shall be the chief executive officer of the Corporation; he shall preside at all meetings of the members and Directors; shall be ex officio member of all standing committees; shall have general and active management of the business of the Corporation, and shall see that all orders and resolutions of the Board are carried into effect.

B. He shall execute bonds, mortgages, and other contracts requiring a seal, under the seal by the Corporation, except where the same are required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board of Directors to other Officers or agents of the Corporation.

** (5/17/83 D.R. 5527 PAGE 1733 // AMENDS AMENDMENT OF 4/25/77 D.R. 4538 PAGE 1853) C. At least 30 days before the annual meeting the President shall appoint a nominating committee of three (3) members, with one (1) designated by the committee as chairman, and the committee names (designating the chairman) shall be posted on the bulletin board. The nominating committee shall present a list of names for election to the Board of Directors for the coming year at the annual meeting. The committee report, however, shall be posted on the bulletin board at least seven (7) days prior to the annual meeting. Candidates may present their names to the committee for consideration. (Nominations may also be made from the floor.)

** (4/25/77 D.R. 4538 PAGE 1853) Section 6. The Vice President: The Vice President shall be vested with all powers and required to perform all duties of the President in his absence, and such other duties as may be prescribed by the Board of Directors.

** (4/25/77 D.R. 4538 PAGE 1853) Section 7. The Secretary:

A. The Secretary shall keep the minutes of the member meetings and of the Board of Directors' meetings in one or more books provided for that purpose.

B. He shall see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law.

** (4/25/77 D.R. 4538 PAGE 1853) C. He shall be custodian of the corporate records and of the seal of the Corporation and shall see that the seal of the Corporation is affixed to all documents, the execution of which on behalf of the Corporation under its seal is duly authorized in accordance with the provisions of these By-Laws. He shall rent a safe deposit box at an approved bank for the safe keeping of such papers as insurance policies, and other valuable documents. The keys to be held by the President and the Secretary.

D. He shall keep a register of the post office addresses of each member, which shall be furnished to the Secretary by such member.

E. In general, he shall perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Section 8. The Treasurer:

A. The Treasurer shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation and shall deposit all monies and other valuable effects in the name and to the credit of the Corporation in such depositories as may be designated by the Board of Directors, the Articles of Incorporation and these By-Laws.

B. He shall disburse the funds of the Corporation as ordered by the Board, taking proper vouchers for such disbursements and shall render to the President and Directors, at the regular meetings of the Board, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Corporation.

C. He may be required to give the Corporation a bond in a sum and with one or more sureties satisfactory to the Board, for the faithful performance of the duties of his office, and the restoration to the Corporation, in case of his death, resignation or removal from office, all books, papers, vouchers, money or other property of whatever kind in possession belonging to the Corporation.

** (4/25/77 D.R. 4538 PAGE 1853) Section 9. Vacancies: If the office of any Director, or of the President, Vice President, Secretary or Treasurer, becomes vacant by reason of death, resignation, disqualification or otherwise, the remaining Directors, by a majority vote of the whole Board of Directors provided for in these By-Laws shall choose a successor or successors who shall hold office for the unexpired term.

Section 10. Resignations: Any Director or other officer may resign his office at any time, such resignation to be made in writing, and to take effect from the time of its receipt by the Corporation, unless some time be fixed in the resignation, and then from that date. The acceptance of a resignation shall not be required to make it effective.

ARTICLE IV MEMBERSHIP

Section 1. There shall be no stock certificates issued by this Corporation. There shall be no more than eighty-four (84) members of this Corporation.

Section 2. Transfers of membership shall be made only on the books of the Corporation, and notice of acceptance of such transferee as a member of the Corporation shall be given in writing to such transferee by the President and Secretary of the Corporation. Transferor, in such instance, shall automatically no longer be a member of the Corporation. Membership in the Corporation may be transferred only as an incident to the transfer of the transferor's condominium parcel and his undivided interest in the common elements of the condominium, and such transfers shall be subject to the procedures set forth in this Declaration.

** (4/25/77 D.R. 4538 PAGE 1853) Section 3. Voting Members: That member designated by the owner or owners, as recorded in the public records of Pinellas County, Florida, of a vested present interest in a

single condominium parcel, owning the majority interest in such single condominium parcel, the designation of whom shall be by written signed statement filed with the secretary of the Association, and who shall continue to cast the vote for all such owners of interests in a single condominium parcel until such time as another person is properly designated as the voting member by those persons or entities owning the majority interests in such single condominium parcel by a similar written, signed statement filed with the Secretary.

An owner or owners of a single condominium parcel shall collectively be entitled to one (1) vote, which vote shall be cast by the voting member.

** (4/25/77 O.R. 4538 PAGE 1854) There shall not be more than eighty four (84) voting members at any one time and each may cast one (1) vote. A person who entity owning more than one (1) condominium parcel may be designated as a voting member for each such condominium parcel which he or it owns. Failure by all owners of any single condominium parcel to file the aforementioned written, signed statement with the Secretary prior to a members' meeting will result in depriving such owners of a single condominium parcel of a vote at such meeting.

A membership may be owned by more than one owner, provided that membership shall be held in the same manner as title to the unit. In the event ownership is in more than one person, all of the owners of such membership shall be entitled collectively to only one (1) voice or ballot in the management of the affairs of the Corporation in accordance with the Declaration of Condominium and the vote may not be divided between plural owners of a single membership.

Section 4. In the event the owner of a condominium parcel is not a natural person, the subject entity shall designate a natural person who shall be entitled to occupy the condominium parcel, and such natural person shall be a member of the Corporation, subject to the procedures set forth in the Declaration.

ARTICLE V MEETING OF THE MEMBERSHIP

Section 1. Place: All meetings of the corporate membership shall be held at the office of the Corporation or other place as may be stated in the notice.

Section 2. Annual Meeting: The first annual meeting of the members of the Corporation shall be held on the first Monday of November, 1973, unless sooner callable in accordance with the provisions of Article III of the Articles of Incorporation. Regular annual meetings subsequent to 1973 shall be held in the month of November, of each succeeding year, if not a legal holiday, and if a legal holiday, then on the next secular day following.

** (4/25/77 O.R. 4538 PAGE 1854) The order of business at all regular meetings shall be:

1. Roll call of officers
2. Reading of the Minutes of the last meeting

3. Report of committees
4. Reading of communications
5. Unfinished business
6. New business
7. Good and welfare
8. Adjournment

** (4/25/77 D.R. 4538 PAGE 1854) Section 3. Membership List: At least fourteen (14) days before every election of Directors, a complete list of members entitled to vote at said election, arranged numerically by apartment units with the residence of each, shall be prepared by the Secretary. Such list shall be produced and kept for said fourteen (14) days and throughout the election at the office of the Corporation and shall be open to examination by any member throughout such time.

Section 4. Special Meetings:

A. Special Meetings of the members for any purpose or purposes, unless otherwise prescribed by statute or by the Articles of Incorporation, may be called by the President and shall be called by the President or Secretary at the request, in writing, of a majority of the Board of Directors, or at the request, in writing, of fifteen (15) members. Such request shall state the purpose or purposes of the proposed meeting.

** (4/25/77 D.R. 4538 PAGE 1854) B. Written notice of a special meeting of members shall state the time, place and object thereof and shall be served upon or mailed to each member entitled to vote thereat, at such address as appears on the books of the Corporation, at least fourteen (14) days before such meeting or as otherwise provided for by these By-Laws.

C. Business transacted at all special meetings shall be confined to the objects stated in the notice thereof.

** (4/25/77 D.R. 4538 PAGE 1854) Section 5. Right to Vote: At any meeting of the members, every member having the right to vote shall be entitled to vote in person or by proxy. Such proxy shall only be valid for such meeting only or subsequent adjourned meeting thereof.

Section 6. Vote Required to Transact Business: When a quorum is present at any meeting, the majority of the vote of the members present in person or represented by written proxy shall decide any question brought before the meeting, unless the question is one upon which, by express provision of the Florida Statutes, the Declaration, the Articles of Incorporation, or these By-Laws, a different vote is required, in which case, such express provision shall govern and control the decision of such question.

Section 7. Quorum: Fifty-One (51%) percent of the total number of members of the Corporation present in person or represented by written proxy, shall be requisite to and shall constitute a quorum at all meetings of the members for the transaction of business, except as otherwise provided by statute, by the Articles of Incorporation, or by these By-Laws. If, however, such quorum shall not be present or represented at any meeting of the members, the members entitled to vote thereat, present in person or represented by written proxy, shall

have the power to adjourn the meeting from time to time, without notice other than the announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting originally called.

- ** (4/25/77 D.R. 4538 PAGE 1854) Section 8. Waiver and Consent: Whenever the vote of members at a meeting is required or permitted by any provision of the Statutes or the Articles of Incorporation or these By-Laws to be taken in connection with any action of the Corporation, the meeting and vote of members may be dispensed with if all of the members who would have been entitled to vote upon the action if such meeting were held, shall consent in writing to such action being taken.
- ** (4/25/77 D.R. 4538 PAGE 1855) Section 9. Rules of Procedure: The latest edition of Robert's Rules of Order shall govern the conduct of all meetings.

ARTICLE VI NOTICES

Section 1. Definition: Whenever under the provisions of the Statutes or of the Articles of Incorporation or of these By-Laws, notice is required to be given to any Director or member, it shall not be construed to mean personal notice, but such notice may be given in writing by mail, by depositing the same in a post office or letter box in a postpaid, sealed wrapper, addressed as appears on the books of the Corporation.

Section 2. Service of Notice - Waiver: Whenever any notice is required to be given under the provisions of the Statutes or the Articles of Incorporation or of these By-Laws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

ARTICLE VII FINANCES

- ** (3/6/89 D.R. 6949 PAGE 670 // AMENDS AMENDMENT OF 4/25/77 D.R. 4538 PAGE 1855) Section 1. Fiscal Year: The Fiscal Year shall begin January 1.
- ** (4/25/77 D.R. 4538 PAGE 1855) Section 2. Checks: All checks or demands for money shall be signed by the President and the Treasurer.
- ** (3/6/89 D.R. 6949 PAGE 670 // AMENDS AMENDMENT OF 4/25/77 D.R. 4538 PAGE 1855) Section 3. Annual Budget: An annual budget shall be prepared by the Board of Directors prior to the Annual Meeting.

After approval of the proposed Budget by the Board of Directors

they shall submit a copy of the proposed budget to the members of the Association not less than 30 days prior to the Annual Meeting at which time the Association members shall adopt a budget. The members may modify the Budget at the meeting.

** (4/25/77 D.R. 4538 PAGE 1855) During the Fiscal Year the Board of Directors may transfer money from one code to another when the necessity arises.

No assessment for the Budget shall be made until after approval of the Budget at the Special meeting and then only in accordance with the Certificate of Incorporation, Declaration of Condominium and these By-Laws.

ARTICLE VIII
SEAL

The seal of the Corporation shall have inscribed thereon the name of the Corporation, the year of its organization, and the words "Non-Profit". Said seal may be used by causing it or a facsimile thereof to be impressed, affixed, reproduced or otherwise.

ARTICLE IX
ESCROW ACCOUNT FOR REAL PROPERTY TAXES

The Association shall have the option of allowing its individual member to account for the real property taxes on their condominium parcels by making payment therefore direct to the tax collector in and for Pinellas County, Florida; OR, in the alternative the Association shall provide for an escrow account for real property taxes in the following manner:

There shall be established by the Treasurer in a local federal savings and loan association and maintained, a savings deposit account for the purpose of accumulating sufficient funds to pay individual real property taxes assessed for each condominium parcel.

On the first day of each and every month, each condominium parcel owner may deposit with the Treasurer, a sum that is determined by the Association to be calculated, upon a monthly basis for real property taxes for the year 1973, and on the 20th day of November of each year, the Treasurer shall recalculate the said sums based upon the estimated or known yearly real property tax assessments in order to establish substantially correct escrow sums for the subsequent year.

The Treasurer shall at all times maintain a current register containing, among other things, the name of each owner, together with his amount of escrow deposit paid in to the Association by said owner.

Upon owner's receipt of the real property tax bill, he shall present same to the Treasurer for payment. Upon presentation, the Treasurer shall inform the owner of any tax deficiency in order to pay the said taxes and in the event of a deficiency, the owner shall deposit forthwith said deficiency sum with the Treasurer. The Treasurer shall, within three (3) days of presentation, cause a draft to be issued from the account in the amount of the tax bill payment to the taxing authority. In the event of an overage accumulated deposit of escrow funds by any owner, the Treasurer, upon owner's request, shall cause a draft to be issued from said account payable to the owner and deliver same to the owner, provided that overage may only be claimed during the month of November and December, and after said owner's current real property tax bill has been paid in full.

In the event a condominium parcel owner does not present for payment a tax bill or evidence a paid-in-full real property tax bill for his parcel on or before March 15 of each year, then the Treasurer shall, without notice, cause a draft to be issued from said account, in the sum of the tax bill, if said owner has paid a like sum to the taxing authority for and on behalf of said owner. In the event said owner does not have sufficient escrow funds on hand to pay said taxes, the Treasurer shall issue an assessment against said owner for any deficiency amount, which assessment shall be payable within three (3) days of notification of same, and shall constitute and be considered a special assessment pursuant to and enforceable under the terms, conditions, and covenants of the Declaration of Condominium and these By-Laws.

The requirement for payment of escrow deposit as hereinabove stated shall be considered a special assessment levied upon the individual condominium parcel owner which shall be enforceable upon the same terms and conditions herein the owners default was for non-payment of any assessment required to be paid pursuant to the

Declaration of Condominium.

Any interest earned on said escrow savings account shall be considered common surplus and be distributed in accordance with the Declaration of Condominium to those who have contributed to said escrow.

Any condominium parcel owner required to establish a separate escrow tax account by an institutional mortgagee holding a mortgage upon his parcel shall not be required to deposit to escrow funds as hereinafter set forth, provided the Treasurer is in receipt of a letter from said institution to the effect that said tax escrow account is being maintained in accordance with said institution's rules and regulations.

Each condominium unit owner shall be entitled to any benefits realized from homestead exemption for purposes of any State and County real property taxes prorata to his ownership of the said common elements as more particularly set forth in the said Declaration of Condominium, only in the event the Condominium parcel owner qualifies for said homestead exemption.

However, whichever option the Association approves by a 51% vote of its membership shall be controlling on all members.

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.

- A. The condominium units shall be used for residential purposes only.
- B. Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.
- C. The use of the condominium units shall be consistent with existing law and these restrictions, and so long as such does not constitute a nuisance.
- D. Condominium units may not be used for business use or for any commercial use whatsoever.

** (11/16/87 O.R. 6622 PAGE 1749)) E. No children under the age of eighteen (18) 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.

** (5/1/89 O.R. 6989 PAGE 2035) E 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 eighteen (18) 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 18 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 Amendment Act of 1988.

The Board of Directors shall have the authority to provide facilities or services specifically designed to meet the requirement 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 persons 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.

F. Common elements shall not be obstructed, littered, defaced or misused in any manner.

G. No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors.

H. Parking spaces may be used in accordance with the allocations designated from time to time by the Association.

I. Owners in the walking of their dogs or cats shall only use the area so designated as pet walking areas. The walking of pets shall be strictly prohibited on any other portion of the condominium property.

- ** (5/17/83 D.R. 5527 PAGE 1733 // Amends amendment of 4/25/77 D.R. 4538 PAGE 1855) J. No apartment shall be leased or rented by a person other than the owner(s) of a condominium parcel. Only one lease or rental shall be permitted each year (viz during a 365 day interval) and the minimum period of a lease or rental shall be no less than six (6) months.
- ** (4/25/77 D.R. 4538 PAGE 1855) K. No car shall be washed or major repairs made in the parking lot.
- ** (3/9/84 D.R. 5715 PAGE 671 // Amends amendment of 4/25/77 D.R. 4538 PAGE 1855) L. No recreation vehicles, boats, boat trailers, motorcycles may be parked in the parking lot.
- ** (4/25/77 D.R. 4538 PAGE 1855) M. The laundry hours shall be from 8:00 AM to 8:30 PM. No owner or tenant may use more than two (2) washing machines at the same time.
- ** (4/25/77 D.R. 4538 PAGE 1855) N. No leasee shall sublease an apartment.
- ** (11/21/79 D.R. 4946 PAGE 752) O. No owner or lessee shall acquire a pet after purchasing and occupying a condominium parcel.
- ** (11/16/87 D.R. 6822 PAGE 1749) P. Residents (owners or leasee) must leave a key to their apartment with the Association or another resident on the premises and inform the President of the Association where the key may be obtained on short notice for use in case of an emergency.
- ** (11/16/87 D.R. 6822 PAGE 1749) Q. A deposit of fifty dollars (\$50.00) is required for moves into or out of the condominium to cover possible damage to the building, elevator, or other common elements. The deposit is subject to refund if no damage occurs. Owners or leasees are also responsible for damage to condominium property caused by deliveries.
- ** (11/16/87 D.R. 6822 PAGE 1749) R. For security reasons owners, or other authorized residents (leasees), must inform the Association in writing of the name(s) of any guest authorized to use their apartment during their absence.

ARTICLE IX
DEFAULT

A. In the event an owner of a condominium parcel does not pay the sums, charges or assessments required to be paid to the Corporation within thirty (30) days after the due date, the Corporation acting on its own behalf or through the Board of Directors or manager acting on behalf of the Corporation, may foreclose the lien

encumbering the condominium parcel created by nonpayment of the required monies in the same fashion as mortgage liens are foreclosed. The Corporation shall be entitled to the appointment of a Receiver if it so requests. The Corporation shall have the right to bid in the condominium parcel at a foreclosure sale and to acquire, hold, mortgage and convey the same. In lieu of foreclosure of its lien, the Corporation may, through its Board of Directors, or manager acting in behalf of the Corporation, or in its own behalf, bring suit to recover a money judgment for sums, charges or assessments required to be paid to the Corporation without waiving its lien securing same. In any action, either to foreclose its lien or to recover a money judgment brought by or on behalf of the Corporation against a condominium parcel owner, the losing litigant shall pay the costs thereof, together with a reasonable attorney's fee.

If an action of foreclosure is brought against the owner of a condominium parcel for the nonpayment of monies due the Corporation and as a result thereof, the interest of the said owner in and to such condominium parcel is sold, then at the time of such sale, the condominium parcel owner's membership shall be canceled and membership shall be issued to the purchaser at the foreclosure sale.

If the Corporation becomes the owner of a condominium parcel by reason of foreclosure, it shall offer said unit for sale and at such time as a sale is consummated, it shall deduct from such proceeds, all sums of money due it for monthly assessments and charges, all costs incurred in the bringing of the foreclosure suit, including reasonable attorney's fees, and any and all expenses incurred in the resale of the condominium parcel, which shall include, but not be limited to, advertising expenses, real estate brokerage fees and expenses necessary for the repairing and refurbishing of the condominium parcel in question. All monies remaining after deducting the foregoing items of expense shall be returned to the former owner of the condominium parcel in question.

B. In the event of violation of the provisions of the enabling Declaration, Articles of Incorporation or restrictions and By-Laws, as the same are now or may hereafter be constituted, the Corporation, on its own behalf, may bring appropriate action to enjoin such violation or to enforce the provisions of the documents just hereinabove enumerated, or sue for damages or take all such courses of action at the same time, or for such other legal remedy it may deem appropriate.

In the event legal action is brought against a condominium parcel owner, the losing litigant shall pay the other party's reasonable attorney's fee and court costs. Each owner of a condominium parcel, for himself, his heirs, successors and assigns, agrees to the foregoing provisions relating to default and abatement of nuisance, regardless of the harshness of the remedy available to the Corporation and regardless of the availability of the other equally adequate legal procedures. It is the intent of all owners of condominium parcels to give to the Corporation a method of procedure which will enable it at all times to operate on a business-like basis, to collect those monies due and owing it from owners of condominium parcels and to preserve each owner's right to enjoy his condominium unit free from unreasonable restraint and nuisance.

ARTICLE XII REGISTERS

Section 1. The Secretary of the Corporation shall maintain a register in the corporate office showing the names and the addresses of members.

** Changed 11/6/00*
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 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.

Section 3. The Corporation shall maintain a suitable register for the recording of pledged or mortgaged condominium parcels. Any pledgee or mortgagee of a condominium parcel may, but is not obligated to, notify the Corporation in writing of the Pledge or mortgage. In the event notice of default is given any member, under an applicable provision of the By-Laws, the Articles of Incorporation, or the Declaration, a copy of such notice shall be mailed to the registered pledgee or mortgagee.

ARTICLE XIII SURRENDER

In the event of the legal termination of a membership and of the occupancy rights thereunder, the member or any other person or persons in possession by or through the right of the member, shall promptly quit and surrender the owned unit to the Corporation in good repair, ordinary wear and tear and damage by fire or other casualty excepted, and the Corporation shall have the right to reenter and to repossess the owned unit. The member, for himself, and any successor in interest, by operation of law or otherwise, hereby waives any and all notice and demand for possession if such be required by the laws of Pinellas County, the State of Florida, or the United States of America.

ARTICLE XIV AMENDMENT OF BY-LAWS

** (11/15/90 D.R. 7427 PAGE 350) 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 two-thirds (2/3rd) vote of all members of the Corporation, unless a contrary vote is required pursuant to the Articles of Incorporation, and provided that notice of said membership meeting has been given in accordance with these By-Laws and that the notice as aforesaid contained a full statement of the proposed amendment. No modification or amendment to the By-Laws shall be valid unless set forth or annexed to a duly recorded amendment to the Declaration of Condominium.

ARTICLE XV CONSTRUCTION

Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, whenever the context so requires.

Should any of the covenants herein imposed be void or be or become unenforceable at law or in equity, the remaining provisions of this instrument shall, nevertheless, be and remain in full force and effect.

ARTICLES OF INCORPORATION

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the Laws of the State of Florida, and do hereby subscribe, acknowledge and file in the Office of the Secretary of State, of the State of Florida, the following Articles of Incorporation:

I.

The name of this Corporation shall be:
TOWN SHORES OF GULFPORT NO. 210, INC., A CONDOMINIUM

The purpose for which this Corporation is organized shall be to buy, sell, lease or sub-lease, or to acquire, maintain, or operate as fee owner or as owner of a leasehold interest, or solely to maintain, or operate without any interest in real property, a certain multi-unit residential building and the land upon which said building shall be situated, in Pinellas County, State of Florida, a condominium, which multi-unit residential building shall be known as:

TOWN SHORES OF GULFPORT NO. 210

and the land on which said building shall be located being more particularly described in the Declaration of Condominium thereto; and to erect such additional buildings and structures on said real estate as the corporation may deem best, and to transact all business necessary and proper in connection with the operation of said property

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for the mutual the mutual benefit of its members; to operate said property for the sole use and benefit of its members, without attempting to make any profit or other gains for the corporation; and to perform any other act for the well being of member residents, without partiality or undue inconvenience as between member residents; and to perform any other act in maintaining an atmosphere of congeniality and high standard of occupancy by and for its member residents; and to maintain a high standard of the physical appearance of the building; to formulate By-Laws, rules and regulations, and to provide for the enforcement thereof. The Corporation shall also have such other power and authority to do and perform every act and thing necessary and proper in conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by Chapter 617, Florida Statutes, entitled "Corporations Not For Profit".

III

GEL-MET DEVELOPMENT CORP., a Florida corporation, hereinafter referred to as the "Developer", shall make and shall declare a certain Declaration of Condominium submitting the property described within the Declaration of Condominium to condominium ownership under the restrictions, reservations, covenants, conditions and easements as

contained herein, which shall be applicable to said property and all interest therein, to-wit:

(a) Legal description as more fully set forth in the Declaration of Condominium.

(b) All improvements erected or installed on said land, which contain approximately eighty-four (84) condominium units and related facilities.

Initially, such three (3) persons as the Developer may name shall be the members of the corporation who shall be the sole voting members of the corporation until such time as the Developer has conveyed seventy-nine (79) condominium units to the individual grantees, as said condominium units are defined in the Declaration of Condominium, or for a period of five (5) years after date of completion of improvement upon the property described in the Declaration of Condominium, whichever event shall occur first. Thereafter, such three (3) named persons shall cease to be members of the corporation, unless they are either the Developer or a grantee of the Developer, and the individuals to whom the condominium units have been conveyed shall be the voting members of the corporation. The By-Laws of this corporation may not change or alter this Article.

IV.

The term for which this corporation shall exist shall be perpetual.

The names and post office addresses of the subscribers to these Articles of Incorporation are as follows:

Carl G. Parker	3835 Central Avenue St. Petersburg, Fl.
Anthony S. Battaglia	3835 Central Avenue St. Petersburg, Fl.
Edna Akers	3135 59th Street South Gulfport, Fl. 33703

VI.

The affairs of the Corporation shall be managed by a President, Vice President, Secretary, and Treasurer. The Officers of the Corporation shall be elected annually by the Board of Directors of the Corporation in accordance with the provisions provided therefore in the By-Laws of the Corporation.

VII.

** (4/19/77 D.R. 4538 PAGE 1850) The business of the Corporation shall be conducted by a Board of Directors which shall consist of not less than seven (7) members, as the same shall be provided for by the By-Laws of the Corporation. The members of the Board of Directors

shall be elected annually by a majority vote of the members of the Corporation. The names and addresses of the first Board of Directors and Officers who shall serve as follows.

follows:

Carl G. Parker	3835 Central Avenue St. Petersburg, Fl.	President and Director
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Anthony S. Battaglia	3835 Central Avenue St. Petersburg, Fl.	Vice Pres/Treas and Director
Edna Akers	3135 59th Street South Gulfport, Fl.	Secretary and Director
Louis E. Stolba	3835 Central Avenue St. Petersburg, Fl.	Treasurer and Director
Howard P. Ross	3835 Central Avenue St. Petersburg, Fl.	Director

The name and address of the Resident Agent for said Corporation is as follows:

Carl G. Parker	3835 Central Avenue St. Petersburg, Fl. 33713
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VIII.

** (11/15/90 D.R. 7427 PAGE 350) The By-Laws of the Corporation are to be made, altered or rescinded by the two-thirds (2/3) vote of the members of this corporation.

IX.

Amendments to the Articles of Incorporation may be proposed by the Board of Directors or by a majority vote of the members of the Corporation, provided, however, that no such amendments to the Articles of Incorporation shall be effective unless adopted pursuant to Article XI hereinafter.

X.

Section 1. No Officer, Director or member shall be personally liable for any debt or other obligation of the Corporation, except as provided in the Declaration of Condominium..

** (D.R. 4538 PAGE 1850) Section 2. Each member shall be restricted to one (1) vote, except in all elections for Directors, each member shall have the right to vote, in person or by proxy, for as many persons as there are Directors to be elected, or to distribute them on the same principle among as many candidates as he shall see fit, but no more than one (1) vote per candidate.

Section 3. A membership may be owned by more than one owner provided that membership shall be held in the same manner as title to the unit. In the event ownership is in more than one person, all of the owners of such membership shall be entitled collectively to only one (1) vote or ballot in the management of the affairs of the Corporation in accordance with the Declaration of Condominium, and the vote may not be divided between plural owners of a single condominium.

Section 4. The members of this Corporation shall be subject to assessment for the costs and expenses of the Corporation in operating the multi-unit building, in accordance with the Declaration of Condominium, these Articles of Incorporation, and the By-Laws of the Corporation. The By-Laws of the Corporation may not change or alter this Section 4, Article X.

Section 5. The Corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, Directors, or Officers.

Section 6. The members of the Corporation, individually, are responsible for all maintenance and repair within and about their condominium units.

Section 7. Any matter of controversy or dispute between members or between a member and the Corporation shall be settled by arbitration in accordance with the rules provided therefore by the American Arbitration Association and the Statutes of the State of Florida.

Section 8. The members of this Corporation shall be subject to all of the terms, conditions, covenants and restrictions contained in the Declaration of Condominium, these Articles of Incorporation and the By-Laws of the Corporation.

XI.

The Articles of Incorporation may not be amended, altered, modified, changed or rescinded by a vote of less than three-fourth (3/4ths) of the then present members of the Corporation, which may be accomplished at any regular or special meeting of the Corporation, provided that written notice of the proposed change shall have been mailed to each member of the Corporation ten (10) days prior to said meeting of the Corporation, provided however, that no such alteration, amendments, modifications, change or rescission of Article II herein-

above, and of Section 4, 5, 6 and 8 of Article X, may be made without the unanimous approval of the then members of the Corporation together with the written unanimous approval of all mortgagees holding a valid, enforceable first mortgage lien against any condominium unit, provided such mortgagees are institutional mortgagees, such as a bank, savings and loan association or insurance company, authorized to transact business in the State of Florida.

D.R. 3929 PAGE 687

XII.

This Corporation shall provide and may contract for recreational facilities to be used by the condominium unit owners for recreational and social purposes.

XIII.

In the event this Corporation shall become dormant, inactive and fail to perform its duties and carry out its contractual covenants and conditions as set forth herein, together with those matters required to be performed of this Corporation in accordance with the Declaration of Condominium, and all matters in connection therewith, then the said Corporation shall revert back to the original incorporators or their designated attorney-in-fact for purposes of reactivating said Corporation by electing new officers and Directors of this condominium as provided for in the Articles of Incorporation and By-Laws of this Corporation.

XIV.

** (4/29/77 D.R. 4538 PAGE 1850) The principal place of business of this Corporation shall be 5925 Shore Boulevard South, Gulfport, Pinellas County, Florida, or such other place or places as may be designated from time to time.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 26th day of October, 1972.

Carl G. Parker

Anthony S. Battaglia

Edna Akers

STATE OF FLORIDA)
) SS.
COUNTY OF PINELLAS)

Before me, the undersigned authority, personally appeared Carl G. Parker, Anthony S. Battaglia and Edna Akers, to me known and known to me to be the persons who executed the foregoing Articles of Incorporation of TOWN SHORES OF GULFPORT, NO. 210, INC. a condominium, and have severally acknowledged before me that they executed the same for the purposes therein mentioned.

WITNESS my hand and official seal at St. Petersburg, in the County of Pinellas, State of Florida, this 26th day of October, 1972.

Marie I. Lee
Notary Public

Commission Expiration:

7/22/74

Notary Public
SEAL

A F F I D A V I T

STATE OF FLORIDA)
) SS:
COUNTY OF PINELLAS)

Before me, this undersigned authority, this day personally appeared HERMAN GELLER, who after being duly sworn as required by law, deposes and says:

1. That he is the President of GEL-MET DEVELOPMENT CORP., a Florida Corporation.

2. That as President of said GEL-MET DEVELOPMENT CORP., a Florida Corporation, he has no objection to said Corporation being mentioned in the Articles of Incorporation filed with the Secretary of State, State of Florida, Tallahassee, Florida, known as TOWN SHORES OF GULFPORT NO., 210, INC., a condominium, and hereby consents to the use of the said Corporation name in the aforesaid condominium corporation.

3. That this consent shall be attached to and made a part of the charter of TOWN SHORES OF GULFPORT NO. 210, INC., a Condominium, as though set forth in full therein.

Further Affiant saith not.

Herman Geller

Sworn to and Subscribed before me this
26th day of October, 1972.

Marie I. Lee
Notary Public

Notary Public
SEAL

Commission Expiration:
7/22/74

ANY AMENDMENTS WHICH ARE PASSED BY THE
MEMBERSHIP AFTER AUGUST 1, 1992 SHOULD BE PLACED BEHIND
THIS PAGE AS AN INDICATION THEY ARE NOT CONTAINED WITHIN
THE CONTEXT OF THESE DOCUMENTS.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
TOWN SHORES OF GULFPORT NO. 210 INC.
A CONDOMINIUM

25. Simultaneously with the execution of the Declaration and adoption of the By-Laws, the Association by and through its original Board of Directors and Officers have entered into an agreement with Coral Management of Gulfport, Inc. entitled "Service and Maintenance Agreement. Amendment or revision of such Service and Maintenance Agreement shall ~~not~~ require the procedures for an amendment or change to the Declaration or to the By-Laws. The Service and Maintenance Agreement shall be amended or revised only upon a vote of not less than three-fourths (3/4) of the members of the Association. Such a vote to be by written ballot at any regular or special meeting. Each apartment owner ****

AMENDMENTS TO
THE BY-LAWS OF
TOWN SHORES OF GULFPORT NO. 210 INC.

ARTICLE II

Section 1. Number and Term: the number of Directors which shall constitute the whole Board shall be seven (7). Directors shall be owners and shall be elected at the annual meeting of the owners. Each Director shall be elected to serve two (2) years or until his successor shall be duly elected and shall qualify. Three (3) Directors shall be elected in years ending in an odd number and four (4) Directors shall be elected in years ending in an even number. For the election to be held in 1980 to serve during the year 1981-82, three (3) of the present Directors shall be chosen by lot. (Substantial rewording)

ARTICLE X


0. No owner or lessee shall acquire a pet after purchasing and occupying a condominium parcel.

-0-

Words struck through are deletions; words underscored are additions.

STATE OF FLORIDA

DEPARTMENT OF STATE



I, RICHARD (DICK) STONE, Secretary of State of the State of Florida, do hereby certify that the following is a true and correct copy of

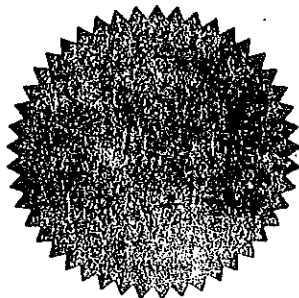
CERTIFICATE OF INCORPORATION

OF

TOWN SHORES OF GULFPORT, NO. 210, INC.

a corporation not for profit organized and existing under the Laws of the State of Florida, filed on the 30th day of October, A.D., 19⁷² as shown by the records of this office.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 31st day of October, A.D., 19⁷²



Richard (Dick) Stone

SECRETARY OF STATE

AMENDMENTS TO
ARTICLES OF INCORPORATION
OF
TOWN SHORES OF GULFPORT NO. 210 INC

VII

The business of the Corporation shall be conducted by a Board of Directors which shall consist of not less than ~~five-(5)~~ seven (7) members, * * *

X

Section 2. Each member shall be restricted to one (1) vote except in all elections for Directors, each member shall have the right to vote, in person or by proxy, for as many persons as there are Directors to be elected, or to distribute them on the same principle among as many candidates as he should see fit, but not more than one (1) vote per candidate.

XIV

The principal place of business of this Corporation shall be ~~3135-59th-Street-South~~ 5925 Shore Boulevard South, * * *

AMENDMENTS TO
DECLARATION OF CONDOMINIUM OWNERSHIP OF
TOWN SHORES OF GULFPORT
A CONDOMINIUM

3. DEFINITIONS:

(f) Voting Member - That member designated by the owner or owners, as recorded in the public records of Pinellas County, Florida, of a vested present interest in a single condominium parcel, owning the majority interest in such single condominium parcel, the designation of whom shall be by statement filed with the Secretary of the Association, in writing, ~~signed-under-oath~~, and who shall continue to cast the vote for all such owners of interest in a single condominium parcel, until such time as another person is properly designated as the voting member those persons or entities owning the interests in such single condominium parcels by a similar written, ~~sworn~~ signed statement filed with the Secretary.

11. THE ASSOCIATION

Fourth Paragraph

All of the affairs, policy, regulations and property of the Association shall be controlled and governed by the Board of Directors of the Association consisting of ~~not-less-than-five-(5)-members-and-more-than-seven-(7)~~ seven (7) voting members.

AMENDMENTS TO
THE BY-LAWS OF
TOWN SHORES OF GULFPORT

ARTICLE I

Section 2. Principal Office: The principal office of the corporation shall be ~~3135-59th-Street-South, 5925 Shore Boulevard South, Gulfport, Pinellas County, Florida, * * *~~

ARTICLE II

Section 1: Number and Term: The number of Directors which shall constitute the whole Board shall be seven (7). Directors shall be owners and shall be elected at the annual meeting of the owners, and each Director shall be elected to serve of one (1) year, or until his successor shall be elected and shall qualify. (Substantial rewording of text)

Section 7. Meetings:

B. The Directors may, by resolution duly adopted, establish regular monthly, or quarterly meetings. (Substantial rewording of text)

D. At all meetings of the Board, a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business, and the act of a majority of the Directors present at any meeting which there is a quorum shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute or by the Certificate of Incorporation or these By-Laws. If a quorum shall not be present in any meeting of Directors, the Directors present thereat may adjourn the meeting from time to time ~~without notice~~ other-than-announcement-at-the-meeting until a quorum shall be present.

E. Meetings of the Board shall be open to all members of the Association, and notices of meetings shall be posted conspicuously on the Bulletin Board 48 hours in advance of such meetings.

F. A copy of the Minutes of all Board meetings shall be posted on the Bulletin Board.

Section 10: Procedure. All meetings of the Board of Board of Directors shall follow parliamentary procedure as outlined by the latest edition of Robert's Rules of Order.

Article III

Section 3. Election: The Board of Directors at its first meeting after such annual meeting of general members shall elect a President, a Vice President, a Secretary and a Treasurer, none of whom, excepting the President, and Vice President, need be a member of the Board.

Section 5. The President

C. At least 30 days before the annual meeting the President shall appoint a nominating committee of three (3) members, with one (1) designated by the committee as chairman. The nominating committee shall present a list of names for election to the Board of Directors for the coming year at the annual meeting.

Section-6 Section 7.

C. He shall be custodian of the corporate records and of the seal of the Corporation and shall see that the seal of the Corporation is affixed to all documents, the execution of which on behalf of the Corporation under its seal is duly authorized in accordance with the provisions of these By-Laws. He shall rent a safe deposit box at an approved bank for the safe keeping of such papers as insurance policies, and other valuable documents. The keys to be held by the President and the Secretary.

Section-7: Section 6.

Section 9. Vacancies: If the office of any Director, or of the President, Vice President, Secretary or Treasurer, ~~or one or more~~, becomes vacant by reason of death, resignation, disqualification or otherwise, the remaining Directors, by a majority vote of the whole Board of Directors provided for in these By-Laws ~~may~~ shall choose a successor or successors who shall hold office for the unexpired term.

Article IV

Section 3. Voting Members: That member designated by the owner or owners, as recorded in the public records of Pinellas County, Florida, of a vested present interest in a single condominium parcel, owning the majority in such single condominium parcel, the designation of whom shall be by written signed statement filed with the Secretary of the Association, in writing, signed under oath, and who shall continue to cast the vote for all such owners of interests in a single condominium parcel until such time as another person is properly designated as the voting member by those persons or entities owning the majority interests in such single condominium parcel by a similar written, sworn signed statement filed with the

* * * which vote shall be cast by the voting member.

There shall not be more than eighty-four (84) voting members at any one time and each may cast one (1) vote. A person or entity owning more than one (1) condominium parcel may be designated as a voting member for each condominium parcel which he or it owns. Failure by all owners of any single condominium parcel to file the aforementioned written, sworn- signed statement with the Secretary prior to to a member's meeting will result in depriving such owners of a single condominium parcel of a vote at such meeting.

A membership may be owned by more than one owner
* * *

Article V

Section 2. Annual Meeting:

* * * then on the next secular day following.

The order of business at all regular meetings shall be:

1. Roll call of officers
2. Reading of the Minutes of last meeting
3. Report of committees
4. Reading of communications
5. Unfinished business
6. New business
7. Good and welfare
8. Adjournment.

Section 3. Membership List: At least ~~ten-(10)~~ fourteen (14) days before every election of Directors, a complete list of members entitled to vote at said election, arranged numerically by apartment units with the residence of each, shall be prepared by the Secretary. Such list shall be produced and kept for said ~~ten-(10)~~ fourteen (14) days and throughout the election at the office of the Corporation and shall be open to examination by any member throughout such time.

Section 4. Special Meetings:

B. Written notice of a special meeting of members shall state the time, place and object thereof and shall be served upon or mailed to each member entitled to vote thereat, at such address as appears on the books of the Corporation, at least ~~five-(5)~~ fourteen (14) days before such meeting, or as otherwise provided for by these By-Laws.

Section 5. Right to Vote: At any meeting of the members, every member having the right to vote shall be entitled to vote in person or by proxy. Such proxy shall be valid for such meeting only or subsequent meeting thereof.

Section 8. Waiver and Consent: Whenever the vote of the members at a meetings is required or permitted by any provision of the Statutes or the Articles of Incorporation or these By-Laws to be taken in connection with any action of the Corporation, the meeting and the vote of members may be dispensed with if all of the members who would have been entitled to vote upon the action, if such meeting were held, shall consent in writing to such action being taken.

Section 9. Rules of Procedure: The latest edition of Robert's Rules of Order shall govern the conduct of all meetings.

Article VII

Section 1. Fiscal Year: The Fiscal Year shall begin November 1. (Substantial rewording of text)

Section 2. Checks: All checks or demands for money shall be signed by the President and the Treasurer. (Substantial rewording of the text)

Section 3. Annual Budget: An annual budget shall be prepared by the Board of Directors as soon as possible after the regular annual meeting. The Budget shall list all proposed expenses and revenues.

After approval of the proposed Budget by the Board of Directors they shall submit a copy of the proposed Budget to the members of the Association. A special meeting of the Association shall be held during the month of February to review and adopt a Budget. The members may modify the Budget at the meeting.

Notices of the Budget meeting shall be distributed not less than thirty (30) days prior to the Budget meeting.

During the Fiscal Year the Board of Directors may transfer money from one code to another when the necessity arises.

No assessment for the Budget shall be made until after approval of the Budget at the Special meeting and then only in accordance with the Certificate of Incorporation, Declaration of Condominium and those By-Laws.

Article X

J. No apartment shall be leased or rented by a person other than the owner(s) of a condominium parcel for a period of less than three (3) months.

K. No car shall be washed or major repairs made in the parking lot.

L. No recreation vehicles, boats, boat trailers, motorcycles or similar type vehicles may be parked in the parking lot.

M. The laundry hours shall be from 8:00 AM to 8:30 PM. No owner or tenant may use more than two (2) washing machines at the same time.

N. No lessee shall sublease an apartment.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
TOWN SHORES OF GULFPORT NO. 210 INC.
A CONDOMINIUM

25. Simultaneously with the execution of the Declaration and adoption of the By-Laws, the Association by and through its original Board of Directors and Officers have entered into an agreement with Coral Management of Gulfport, Inc. entitled "Service and Maintenance Agreement. Amendment or revision of such Service and Maintenance Agreement shall ~~not~~ require the procedures for an amendment or change to the Declaration or to the By-Laws. The Service and Maintenance Agreement shall be amended or revised only upon a vote of not less than three-fourths (3/4) of the members of the Association. Such a vote to be by written ballot at any regular or special meeting.
Each apartment owner ****

AMENDMENTS TO
THE BY-LAWS OF
TOWN SHORES OF GULFPORT NO. 210 INC.

ARTICLE II

Section 1. Number and Term: the number of Directors which shall constitute the whole Board shall be seven (7). Directors shall be owners and shall be elected at the annual meeting of the owners. Each Director shall be elected to serve two (2) years or until his successor shall be duly elected and shall qualify. Three (3) Directors shall be elected in years ending in an odd number and four (4) Directors shall be elected in years ending in an even number. For the election to be held in 1980 to serve during the year 1981-82, three (3) of the present Directors shall be chosen by lot. (Substantial rewording)

ARTICLE X

0. No owner or lessee shall acquire a pet after purchasing and occupying a condominium parcel.

-0-

Words struck through are deletions; words underscored are additions.

5-17-83

AMENDMENTS TO
DECLARATION OF CONDOMINIUM OWNERSHIP OF
TOWN SHORES OF GULFPORT, NO. 210, INC., A
CONDOMINIUM (CONTINUED)

20. OBLIGATIONS OF MEMBERS: In addition to x x x x

(n) Not be permitted to water lawn, plants or the shrubbery without permission from the Board of Directors.

20. OBLIGATIONS OF MEMBERS: In addition to x x x x

(p) Paragraph (o) pertains to pets which were authorized prior to November 15, 1979. No such authorizations will be made in the future for new owners to quarter pets.

21. TERMINATION: The condominium x x x x

25. Simultaneously with the execution x x x x ratified, confirmed and adopted.

MISCELLANEOUS COVENANTS

3. APPROVAL AND/OR CONSENT OF THE DEVELOPER AND/OR SERVICE AND MAINTENANCE CONTRACTOR: Whenever the Developer and/or Service and Maintenance Company's consent and approval is required herein, it shall be understood it shall only be for a period of twenty-five (25) years from date hereof. Except, no such consent and/or approval shall be required for sales, or leases, or rentals.

AMENDMENTS TO BY-LAWS OF
TOWN SHORES OF GULFPORT, NO. 210, INC.

a Florida non-stock, non-profit membership corporation.

ARTICLE III
OFFICERS

Section 5. The President: x x x x

G. At least 30 days before the annual meeting the President shall appoint a nominating committee of three (3) members, with one (1) designated by the committee as chairman, and the committee names (designating the chairman) shall be posted on the bulletin board. The nominating committee shall present a list of names for election to the Board of Directors for the coming year at the annual meeting. The committee report, however, shall be posted on the bulletin board at least seven (7) days prior to the annual meeting. Candidates may present their names to the committee for consideration. (Nominations may also be made from the floor.)

ARTICLE X (J)

"J. No apartment shall be leased or rented by a person other than the owner(s) of a condominium parcel. ~~for a period of less than three (3) months.~~ Only one lease or rental shall be permitted each year (viz during a 365 day interval) and the minimum period of a lease or rental shall be no less than six (6) months."

(Words ~~struck-through~~ are deletions; words underscored are additions)

AMENDMENTS TO THE BY-LAWS
OF
TOWN SHORES OF GULFPORT NO. 210, INC.

O. R. 5715 PAGE 671

ARTICLE II

DIRECTORS

SECTION 5. Powers

I. to assess fines (not to exceed \$20 per assessment) against unit owners who fail to meet deadlines for the payment of assessments including, but not limited to, monthly maintenance.

ARTICLE X
HOUSE RULES

L. No recreation vehicles, boats, boat trailers, motorcycles ~~or similar-type-vehicles~~ may be parked in the parking lot

NOTE: WORDS ~~STRUCK-THROUGH~~ ARE DELETIONS.

WORDS UNDERSCORED ARE ADDITIONS

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM
AND BY-LAWS OF
TOWN SHORES OF GULFPORT NO. 210 INC.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM

20. OBLIGATION OF MEMBERS:

x x x x

(f) Not allow any children under ~~fourteen-(14)~~ eighteen (18) years of age to reside on the premises except as permitted by the regulations established by the Association; provided that visitation rights of children ~~fourteen-(14)~~ eighteen (18) years of age or under shall be permitted from time to time under the regulations established and promulgated by the Association.

AMENDMENTS TO THE
BY-LAWS OF
TOWN SHORES OF GULFPORT NO. 210 INC.

ARTICLE X
HOUSE RULES

x x x x

E. No children under the age of ~~fourteen-(14)~~ eighteen (18) years shall be permitted to live as permanent residents in the condominium units; provided, however, that nothing herein shall prevent owners from having children or visitors or guests for a limited period of time.

x x x x

P. Residents (owners or leasee) must leave a key to their apartment with the Association or another resident on the premises and inform the President of the Association where the key may be obtained on short notice for use in case of an emergency.

Q. A deposit of fifty dollars (\$50.00) is required for moves into or out of the condominium to cover possible damage to the building, elevator, or other common elements. The deposit is subject to refund if no damage occurs. Owners or leasees are also responsible for damage to condominium property caused by deliveries.

R. For security reasons owners, or other authorized residents (leasees), must inform the Association in writing of the name(s) of any guest authorized to use their apartment during their absence.

x x x x

NOTE: WORDS STRUCK-THROUGH ARE DELETIONS.

WORDS UNDERScoreD ARE ADDITIONS.

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
TOWN SHORES OF GULFPORT NO. 210, INC.**

A CONDOMINIUM

25. Delete entire Section. By a three-quarters (3/4) vote of all unit owners at the Annual Meeting, November 7, 1988 the membership voted to accept a settlement of our lawsuit:

Town Shores of Gulfport No. 210, Inc. vs
Meritcare California, Inc. and Coral
Management of Gulfport, Inc.

which included an agreement "to terminate the Contract"(ie. the Service and Maintenance Agreement with Coral Management of Gulfport, Inc.) "effective as of the date hereof, and the same is hereby terminated." The effective date was February 01, 1989. All references to the same are hereafter null and void.

**AMENDMENT TO
BY-LAWS OF TOWN SHORES OF GULFPORT
NO. 210, INC. A FLORIDA NON-STOCK, NON-PROFIT**

MEMBERSHIP CORPORATION

ARTICLE VII

Section 1. Fiscal year: The fiscal year shall begin ~~November~~ January 1.
(Substantial rewording of text)

Section 3. Annual Budget: An annual budget shall be prepared by the Board of Directors ~~as soon as possible after the regular annual meeting~~ prior to the Annual Meeting.

After approval of the proposed Budget by the Board of Directors, they shall submit a copy of the proposed budget to the members of the Association. ~~A special meeting of the Association shall be held during the month of February to review and adopt a budget not less than 30 days prior to the Annual Meeting at which time the Association members shall adopt a budget.~~ The members may modify the Budget at the meeting.

~~Notices of the budget meeting shall be distributed not less than thirty(30) days prior to the budget meeting.~~

x x x x x x

ARTICLES OF INCORPORATION, BY-LAWS AND DECLARATION OF CONDOMINIUM
TOWN SHORES OF GULFPORT NO. 210, INC.
THE LANCASTER

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. 210, Inc., a Florida Corporation, as of November 5, 1990 pursuant to Notice:

Resolved that OR 3929, Page 627, Number 12. AMENDMENT OF DECLARATION, of The Declaration of Condominium be changed to read as follows:

This Declaration may be amended by affirmative vote of three-fourths-(3/4th) two thirds (2/3rd) 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 lines thereon; ~~nor shall any amendment in any manner impair the Service and Maintenance Agreement attached as Exhibit "B".~~

Resolved that OR 3929, Page 684, VIII. of the Articles of Incorporation be changed to read as follows:

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

Resolved that OR 3929, Page 678, Article XIV, AMENDMENT OF BY-LAWS in the By-Laws be changed to read as follows:

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 (2/3rd) vote of all members of the Corporation, unless a contrary vote is required pursuant to the Articles of Incorporation, and provided that notice of said membership meeting has been given in accordance with these By-Laws and that the notice as aforesaid contained a full statement of the proposed amendment. No modification or amendment to the By-Laws shall be valid unless set forth or annexed to a duly recorded amendment to the Declaration of Condominium.

JI RECORDING
REC 6
DS _____
INT _____
FEES _____
MTF _____
P/C _____
RHV _____
TOTAL 6

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 12 PAGE 52-54

John S. Murray
Witness
Andrea S. Muzzo
Witness

L. Valerie Townsend
President
Christina Mary Bohan
Secretary

Sworn to and subscribed before me this 7th day of December, 1990

KARLEEN F. DEBLAKER, CLERK
NOV 15, 1990 11:58AM

Joan Nichols
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

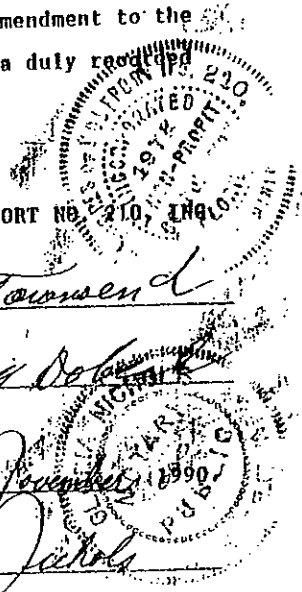


EXHIBIT A

AMENDMENT

TO

DECLARATION OF CONDOMINIUM AND BY-LAWS

FOR

TOWN SHORES OF GULFPORT NO. 210, INC.

The following is hereby added to:
 the Declaration of Condominium; 20. OBLIGATIONS OF MEMBERS
 O. R. Book 3929, Page 637 as amended in O. R. Book 6622, Page
 1749 added as (f) 1., and the By-Laws; ARTICLE X, HOUSE RULES, O. R.
 Book 3929, Page 676, as amended in O. R. Book 6622, Page 1749 added as E.
 (f) 1. Substantial addition to Declaration/By-Law. See pages indicated for present text:
 E 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 eighteen (18)
 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. Notwith-
 standing the language contained above, no person under the age of 18
 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.

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AMENDMENT TO THE DECLARATION OF CONDOMINIUM

TOWN SHORES OF GULFPORT NO. 210, INC. A CONDOMINIUM
THE LANCASTER

TOTAL 6.00

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 No. 210 Inc., A Florida Corporation, as of November 4, 1991 pursuant to Notice:

The Declaration of Condominium for Town Shores of Gulfport No. 210, Inc., is located in O. R. Book 3929, Pages 622 through 646 of the records of Pinellas County, Florida.

Resolved that Page 630 of the Declaration of Condominium, Paragraph 17. INSURANCE, sub paragraph (a), be changed as follows:

- (a) All insurance policies upon the condominium property shall be purchased by the Association, ~~except the insurance coverage as is provided for in the Service and Maintenance Agreement marked Exhibit "C"~~, 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 insurance deductible. This clause applies only if an insurance claim is made by the owner on their personal property policy in which damage exceeds \$100.00. 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.

WITNESSES	TOWN SHORES OF GULFPORT NO. 210, INC.
<u>John D. McMurray</u>	<u>L. Volney Townsend</u> President
<u>Mary Bohick</u>	<u>Ruth M. Biel</u> Secretary

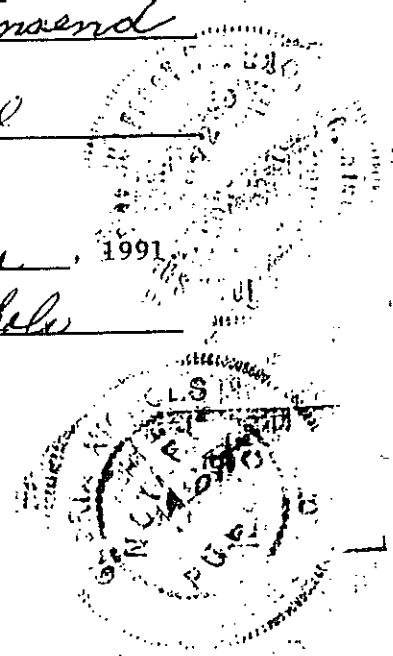
Sworn to and subscribed before me this 5 day of November, 1991

[Signature]
Notary

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 08, 1992
BONDED THRU AGENT'S NOTARY BROKERAGE

Return to:
Gloria Nichols LCAM
Town Shores of Gulfport No. 210
3210 59th Street South
Gulfport, Fl. 33707

CONDOMINIUM FLAID PERKAINING HEKETO ARE FILLED IN CONDOMINIUM FLAY BOOK 12 PAGE 28-54



AMENDMENTS TO THE BY-LAWS
DECLARATION OF CONDOMINIUM

TOWN SHORES OF GULFPORT NO. 210, INC.
A CONDOMINIUM NOT FOR PROFIT

THE LANCASTER 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 No. 210, Inc., a Condominium, a Florida Corporation as of November 2, 1992, pursuant to Notice:

By Laws for Town Shores of Gulfport No. 210, are located in O.R. Book 3929, beginning with page 665.

The Declaration of Condominium is located in O.R. Book 3929, beginning with Page 622.

Mary Robeck

Witness

L. Volney Townsend

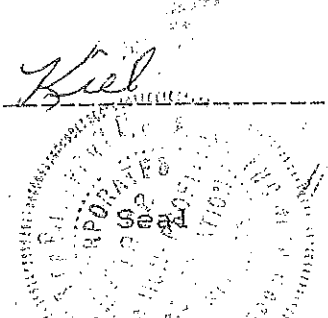
President

Louis E. Goeschman

Witness

Ruth M. Kiel

Secretary



The foregoing instrument was acknowledged before me this 2nd day of November, 1992 by *Volney Townsend*, President and *Ruth M. Kiel*, Secretary of Town Shores of Gulfport No. 210, 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

Seal

Condominium Plats pertaining hereto are filed in Condominium Plat Book 12, pages 52, 53 and 54.

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

AMENDMENTS
PAGE 1

1. Resolved that the Declaration of Condominium - 23. INVALIDATION AND OPERATION, O.R. 3929, PAGE 639, 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. 3929, PAGE 630, 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. 3929, PAGE 637, 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 windows, screen doors or hurricane shutters. 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.....

4. Resolved that the BY-LAWS under Section 5. The President, C., O.R. 3929 PAGE 669, the amendment of 5/17/83, O.R. 5527 PAGE 1733 be changed as follows:
 - C. (5/17/83 O.R. 5527 PAGE 1733 // AMENDS AMENDMENT OF 4/25/77 O.R. 4538 PAGE 1853) C. ~~At least 30 days before the annual meeting the President shall appoint a nominating committee of three (3) members, with one (1) designated by the committee as chairman, and the committee names (designating the chairman) shall be posted on the bulletin board. The nominating committee shall present a list of names for election to the Board of Directors for the coming year at the annual meeting. The committee report, however, shall be posted on the bulletin board at least seven (7) days prior to the annual meeting. Candidates may present their names to the committee for consideration. (Nominations may also be made from the floor.)~~

AMENDMENTS
PAGE 2

THE FOUR AMENDMENTS ON PAGE ONE ARE PRESENTED SO OUR DOCUMENTS WILL COMPLY WITH NEW AMENDMENTS TO FLORIDA STATUTES 718, WHICH BECAME EFFECTIVE IN 1992. YOUR AFFIRMATIVE VOTE IS REQUESTED.

5. Resolved that the Declaration of Condominium under 15.MAINTENANCE, (b) BY THE CONDOMINIUM PARCEL OWNER; O.R. 3929, PAGE 628, 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 doors and frames of any unit exit doors, hinges, locks, threshold and shutters shall be the responsibility of the unit owner.

6. Resolved that the Declaration of Condominium under MISCELLANEDUS COVENANTS, 1. COVERED PARKING SPACES, O.R. 3929, PAGE 641, 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.

7. Resolved that the BY-LAWS under ARTICLE X, HOUSE RULES, E., O.R. 3929, PAGE 675, be added as follows:

E. No children under the age of eighteen (18) 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.

90005951 COS 11-04-92 14150742
01 DCL-
RECORDING 1 \$15.00
TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00

CERTIFICATE OF AMENDMENT

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
TOWN SHORES OF GULFPORT #210, INC.
A CONDOMINIUM NOT FOR PROFIT
THE LANCASTER BUILDING

01 RECORDING
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REV _____

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 #210, Inc., a Condominium, a Florida Corporation as of November 6, 1995, pursuant to Notice: The Declaration of Condominium is located in O. R. 3929, Page 622 through 651 of the records of Pinellas County, Fl.

Resolved that the Declaration of Condominium, Page 627 under 9. COMMON EXPENSES AND COMMON SURPLUS be added as 9(a) as follows:

9(a) All assessments may 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 633 under 18. CONVEYANCE, SALES, RENTALS, LEASES AND TRANSFERS be added 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. 3929, Page 633) 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 termite certificate by a licensed pest control company, certifying the parcel to be free of any termite infestation.

Resolved that an amendment to the By-Laws, O.R. 6822, Page 1749, under House Rules found in O.R. 3929, Page 675 and Page 676, under P., the following change:

P. Residents (owners or lessee) must leave a key to their apartment with the Association ~~or another resident on the premises and inform the president of the Association where the key may be obtained on short notice~~ for use in case of an emergency.

(Underlining indicates amendment addition. Strickout indicates elimination.)

Amendments, Page 2
Lancaster Annual Meeting
November 6, 1995

Gloria Jean Renfrow
Witness

Volney Townsend
President

John D. McMurray
Witness

Ruth M. Kiel
Secretary

Seal

The foregoing instrument was acknowledged before me this 6th day of November, 1995 by Volney Townsend President and Ruth M. Kiel, Secretary of Town Shores of Gulfport #210, Inc., A Florida Corporation on behalf of the Corporation. They are personally known to me and who did take an oath.

Gloria Jean Renfrow
Notary Public



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

9C223112 MBP	11-08-1995	11:38:05
01 CTF-TOWN SHORES		
RECORDING	1	\$10.50
	TOTAL:	\$10.50
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	CHANGE:	\$.00

Condominium Plats pertaining hereto are filed in Condominium Plat Book 12, pages 52, 53, and 54.

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

**CERTIFICATE OF AMENDMENT
AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT # 210, INC.
A CONDOMINIUM NOT FOR PROFIT
THE LANCASTER BUILDING**

PINELLAS COUNTY FLA.
OFF. REC. BK 11199 PG 910

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 #210, Inc., a condominium, a Florida Corporation as of November 6, 2000, pursuant to Notice:

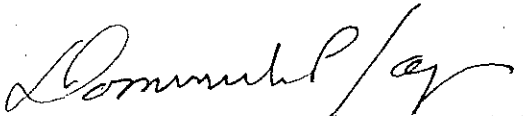
The Declaration of Condominium is located in O. R. 3929, Page 628 of the Records of Pinellas County of Florida.

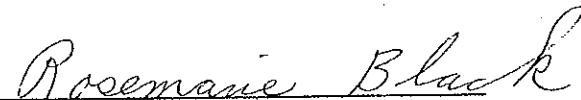
Resolved that the Declaration of Condominium 15, MAINTENANCE (a)(3), O.R. 3929 page 628, that reads as follows.

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 210, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 6th day of November, 2000:

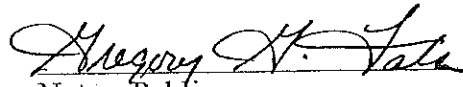
ATTEST:


Secretary

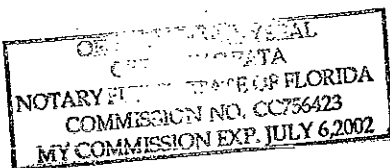
By: 
President

**STATE OF FLORIDA
COUNTY OF PINELLAS**

On this 6th day of November, 2000, personally appeared Rosemarie Black, President, and acknowledge before me that she executed this instrument for the purposes herein expressed.


Notary Public

My Commission Expires:



MAIL TO:
G. FATA, LORAIN
3810 54th ST. S.
GULFPORT FL 33707

**CERTIFICATE OF AMENDMENT
AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT # 210, INC.
A CONDOMINIUM NOT FOR PROFIT
THE LANCASTER 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 #210, Inc., a condominium, a Florida Corporation as of November 6, 2000, pursuant to Notice:

The Declaration of Condominium by-law Article XII – REGISTERS, Section 2. is located in O. R. 3929, Page 677 of the Records of Pinellas County of Florida.
Resolved that the Declaration of Condominium by-law Article XII – REGISTERS, Section 2, O.R. 3929 page 677, that reads as follows.

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 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. Any application for lease of a condominium parcel shall be accompanied by an application and fee in the amount One Hundred Dollars (\$100.00) to cover the costs of contacting the references given by the applicant, financial background and criminal background checks and such other costs of investigation that may be incurred by the Board of Directors. A security deposit equivalent to the amount of one months rent as determined by the rental agreement must also be given to cover any damages found by the Association to the Association's common elements, caused by the renter while residing at said condominium parcel. The Security Deposit will be returned to renter less any damage costs upon expiration of the lease. Unit Owners shall make application each time lease is renewed. The Association has the right to evict.

IN WITNESS WHEREOF, TOWNSHORES OF GULFPORT 210, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 6th day of November, 2000.

ATTEST:

[Signature]
Secretary

By: *[Signature]*
President

PAGES	3
ACCT	---
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REV	---
TOTAL	15-
CR BAL	---
CHG AMT	---

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 6th day of November, 2000, personally appeared Rosemarie Black, President, and acknowledge before me that she executed this instrument for the purposes herein expressed.

[Signature]
Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC756423

MAIL TO: G. FATA, LGAM
8210 59th ST. S.
GULFPORT, FL 33707

PREPARED BY AND RETURN TO:
Ellen Hirsch de Haan, Esquire
Becker & Poliakoff, P.A.
2401 West Bay Drive, Suite 104
Largo, Florida 33770

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Easement") is made this _____ day of _____, 2003 by TOWN SHORES OF GULFPORT NO. 210, INC., hereinafter referred to as "Grantor" or "Association," a Florida not for profit corporation; in favor of PEOPLES GAS SYSTEM, a Division of Tampa Electric Company, a Florida corporation, hereinafter referred to as "Grantee" or "TECO."

WITNESSETH:

WHEREAS, Grantor is the not for profit Florida Corporation created to maintain, and manage the common elements (hereinafter, the "Condominium Property") and the operations of Town Shores of Gulfport No. 210, A Condominium, (hereinafter, the "Condominium") legally described in the Declaration of Condominium, as same is recorded in Official Records Book 3929, at Page 622, of the Pinellas County Public Records, which is located within the Town Shores Community in Gulfport, Florida, (hereinafter, the "Property"); and

WHEREAS, the Association is a member of the Town Shores Master Association, Inc., (hereinafter the "Master Association"), the not for profit Florida Corporation created to own, maintain, and manage the Recreational Facilities for and on behalf of the Condominiums located on the Property, as described in the Deed recorded in Official Records Book 6728, at Page 1482, and pursuant to the Articles of Incorporation and By-Laws, recorded in Official Records Book 6919, at Page 913, all of the Pinellas County Public Records (hereinafter, the "Property"); and

WHEREAS, Florida Statutes, Section 718.111(10), provides that each Association on the Property within the Master Association has the power to grant easements on or across common elements or association property, on behalf of the unit owners in that particular Condominium. The respective Boards of Directors have the power to grant an easement on, over and across Condominium property to provide for the takeover of future maintenance and repair of the gas distribution system throughout the Condominium Property; and

WHEREAS, the Board of Directors for the Association has met and approved the granting of the easement, and assigned the Master Association the ability and authority to enter into an Easement Agreement regarding the Property; and

WHEREAS, Grantor desires to grant and convey to Grantee a non-exclusive easement in, on, over, and through the common elements of the Condominium Property in favor of and for the benefit of Grantee for the purpose of providing physical and legal access necessary for the installation, operation, maintenance, repair and replacement of the Gas Distribution System (hereinafter the "System") located on the Condominium Property, as described on Exhibit "B" attached hereto and by reference made a part hereof.

NOW, THEREFORE, for and in consideration of the granting of the easement, mutual benefits, conditions and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor and Grantee hereby agree as follows:

1. Grantor hereby grants and conveys to Grantee, and Grantee's subsidiaries, affiliates, agents, consultants, contractors, employees, successors and assigns, a non-exclusive easement in, on, over, and through the Condominium Property for the installation, operation, maintenance, repair and replacement of the System located thereon.

2. The Grantor covenants that it has the right to convey the said non-exclusive Easement and that the Grantee, its successors and assignees shall have use and enjoyment of said easement.

3. Grantee, at its sole cost and expense, at all times shall promptly repair any portion of the Condominium Property which is damaged at any time by Grantee, Grantee's employees, agents or invitees, during Grantee's use of the Easement.

4. In consideration of the grant of this easement, Grantee agrees to indemnify and hold Grantor harmless from and against any and all losses, damages, causes of action, claims, liabilities, costs and expenses (including reasonable attorneys' fees and court costs), incurred by Grantor as a result of the conduct of Grantee or from mechanic's liens, injury to persons or damage to the Condominium Property in connection therewith. Except as provided in the previous sentence, Grantee shall conduct such construction and shall otherwise enter upon the Condominium Property at its sole risk, cost and expense.

5. In the event of any breach of any and all covenants and agreements set forth in this grant of easement, the parties shall be entitled to all remedies available at law or in equity including, but not limited to specific performance or injunctive relief. In the event of litigation (at the trial or appellate levels) arising in connection with this grant of easement, the prevailing party shall be entitled to be reimbursed for all costs incurred in connection with such litigation, including, without limitation, reasonable attorneys' fees and costs.

This Easement and the rights granted shall run with the land and shall be binding upon and inure to the benefit of the Grantor and Grantee, and all their successors and assigns. Termination of this Easement will require written consent of both parties. Relocation of any easement hereunder which involves modification of any portion of the System which has been connected to Grantee's development main will require Grantee's written consent.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed an original. All such counterparts shall together constitute but one and the same Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESSES

Sign _____
Print _____

Sign _____
Print _____

TOWN SHORES OF GULFPORT,
NO. 210, INC.

By: _____
Rosemarie Black, President
Address: 5925 Shore Blvd. S.
Gulfport, FL 33707

WITNESSES

Sign _____
Print _____

Sign _____
Print _____

PEOPLES GAS SYSTEM, a division of
Tampa Electric Company

By: _____, President
Address: P.O. Box 2562
Tampa, FL 33601

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of _____, 2003, by _____, as President of Town Shores of Gulfport No. 210, Inc., a Florida not for profit corporation, on behalf of said corporation.

Personally Known _____ or
Produced Identification _____
Type of Identification _____
My Commission expires: _____

NOTARY PUBLIC - STATE OF FLORIDA
print Gregory G. Fata

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of _____, 2003, by _____, as _____ of Peoples Gas System, a Division of Tampa Electric Company, a Florida corporation, on behalf of said corporation:

Personally Known _____ or
Produced Identification _____
Type of Identification _____
My Commission expires: _____

NOTARY PUBLIC - STATE OF FLORIDA
print _____

**CERTIFICATE OF AMENDMENT
AMENDMENT TO THE BY-LAWS AND
DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT NO. 210, INC.
A CONDOMINIUM NOT FOR PROFIT
THE LANCASTER 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 No. 210, Inc., a condominium, a Florida Corporation as of March 27, 2006, pursuant to Notice:

The By-Law and Declaration of Condominium changes are as attached.

IN WITNESS WHEREOF, TOWNSHORES OF GULFPORT NO. 210, INC. has caused the above amendment/additions to be executed in accordance with the authority hereinabove expressed this 27th day of March, 2006.

ATTEST:

Carole Lynch
Secretary

By: Rosemarie Black
President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 27th day of March, 2006, personally appeared Rosemarie Black, President, and acknowledge before me that she executed this instrument for the purposes herein expressed.

Tracy L. Workman
Notary Public

My Commission Expires: July 30, 2007



KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2006153664 04/25/2006 at 03:28 PM
OFF REC BK: 15079 PG: 465-468
DocType:RST RECORDING: \$35.50

Strike through are deletions
Underlines are additions

ARTICLE V

Resolved that the By-Laws O.R.v3929 Page 671 ARTICLE V _ MEETING OF THE MEMBERSHIP

Section 1. Place: All meetings of the corporation membership shall be held at the ~~office of the Corporation Clubhouse~~ or other place as may be stated in the notice.

ARTICLE VII

Resolved that the By-Laws O>R> 3929 PAGE 673 ARTICLE VII – FINANCES

Amends**(4/25/77 O.R. 4538 PAGE 1855)

Section 2. Checks: All checks or demands for money shall be signed by the President and the Treasurer; in their absence, Vice President and Secretary shall sign. The Property Manager with a Board member may sign only in an emergency where a second board member is not available for a twenty four (24) hour period.

ARTICLE IX

Resolved that the By-Laws O.R. 3929 Page 673 CONTINUED, ARTICLE IX ESCROW ACCOUNT FOR REAL PROPERTY TAXES

The association shall have the option of allowing its individual member to account for the real property taxes on their condominium parcels by making payment therefore direct to the tax collector in and for Pinellas County, Florida. ~~Or in the alternative the Association shall provide for an escrow account for real property taxes in the following manner:~~

~~There shall be established by the Treasurer in a local federal savings and loan association and maintained, a savings deposit account for the purpose of accumulating sufficient funds to pay individual real property taxes assessed for each condominium parcel.~~

~~On the first day of each and every month, each condominium parcel owner may deposit with the Treasurer, a sum that is determined by the Association to be calculated, upon a monthly basis for real property taxes for the year 1973 and on the 20th day of November of each year, the Treasurer shall recalculate the said sums based upon the estimated or known yearly real property tax assessments in order to establish substantially correct escrow sums for the subsequent year.~~

~~The Treasurer shall at all times maintain a current register containing, among other things, the name of each owner, together with his amount of escrow deposit paid in to the Association by said owner.~~

~~Upon owner's receipt of the real property tax bill, he shall present same to the Treasurer for payment. Upon presentation, the Treasurer shall inform the owner of any tax deficiency in order to pay the said taxes and in the event of a deficiency, the owner of any tax deficiency in order to pay the said taxes and in the event of a deficiency, the owner shall deposit forthwith said deficiency sum with the Treasurer. The Treasurer shall, within three (3) days of presentation, cause a draft to be issued from the account in the amount of the tax bill payment to the taxing authority.~~

~~In the event of an overage accumulated deposit of escrow funds by any owner, the Treasurer, upon owner's request, shall cause a draft to be issued from said account payable to the owner and deliver same to the owner, provided that overage may only be claimed during the month of November and December and after said owner's current real property tax bill has been paid in full.~~

~~In the event a condominium parcel owner does not present for payment a tax bill or evidence a paid in full real property tax bill for his parcel on or before March 15 of each year, then the Treasurer shall, without notice, cause a draft to be issued from said account in the sum of the tax bill, if said owner has paid a like sum to the taxing authority for and on behalf of said owner. In the event said owner does not have sufficient escrow funds on hand to pay said taxes, the Treasurer shall issue an assessment against said owner for any deficiency amount, which assessment shall be payable within three (3) days of notification of same, and shall constitute and be considered a special assessment pursuant to and enforceable under the terms, conditions and covenants of the Declaration of Condominium and these By-Laws.~~

~~The requirements for payment of escrow deposit as hereinabove stated shall be considered a special assessment levied upon the individual condominium parcel owner which shall be enforceable upon the same terms and conditions herein the owners default was for non-payment of any assessment required to be paid pursuant to the Declaration of Condominium.~~

~~Any interest earned on said escrow savings account shall be considered common surplus and be distributed in accordance with the Declaration of Condominium to those who have contributed to said escrow.~~

~~Any condominium parcel owner required to establish a separate escrow tax account by an institutional mortgage holding a mortgage upon his parcel shall not be required to deposit to escrow funds as hereinafter set forth, provided the Treasurer is in receipt of a letter from said institution to the effect that said tax escrow account is being maintained in accordance with said institution's rules and regulations.~~

~~Each condominium unit owner shall be entitled to any benefits realized from homestead exemption for purposes of any State and County real property taxes prorated to his ownership of the said common Condominium, only in the event the Condominium parcel owner qualifies for said homestead exemption.~~

~~However, whichever option the Association approves by a 51% vote of its membership shall be controlling on all members.~~

Strike through are deletions

Underlines are additions

Resolve that the By-Laws O.R. 3929 PAGE 676 CONTINUED Article X House Rules Amends (11/16/87 O.R. 6822 Page 1749)**

Q. A deposit of fifty dollars (\$50.00) is required for moves into or out of the condominium to cover possible damage to the building, elevator, or other common elements. The deposit is subject to refund if no damage occurs. Owners or lessee are also responsible for damage to condominium property caused by deliveries. Damage occurs in excess of fifty dollars (\$50.00) the owner or lessee is responsible for all additional expense.

Resolve that the Declaration of Condominium Paragraph 20, Sections (j) (k) (l) (m) (q) (r) be amended or added O.R. 3929 PAGES 637-638 as follows:

(j) Not allow or permit to display clothing or laundry on the ~~porches~~ walkways of the condominium units or anywhere within-in or out of the said units which would be visible from the outside of the units.

(k) ~~Other than~~ street apparel ~~bermuda shorts for both men and women~~ shall be allowed worn while on or about the premises, ~~provided that men are also attired in shirts and women attired in blouses.~~ No one shall be attired in a bathing suit without a cover up on or about the premises unless they are wearing a beach robe, other than at the pool site or the boat docks. Footwear is mandatory at all times.

(q) No bicycles will be allowed in the carports other than the bicycle shelters provided. Nor shall they be tied to trees between carports or carport posts.

(r) Screens must be kept in good condition and are mandatory on open windows and doors.

**CERTIFICATE OF RULE CHANG
TOWN SHORES OF GULFPORT # 210
A CONDOMINIUM NOT FOR PROI
THE LANCASTER BUILDING**

I HEREBY CERTIFY that this is a true and exact copy of the resolution adopted by a majority ballot of the unit owners of Town Shores of Gulfport #210, Inc., a condominium, a Florida Corporation as of November 3, 2008, pursuant to Notice:

By virtue of a majority vote of the unit owners who voted in person or by proxy at their Annual Members Meeting to approve the rental of four of Lancaster's Guest Spaces located in the Employee Lot to those members of the Association who have 2nd Vehicles. The rental of the spaces will be on a first come first serve basis. Rental Fee to be determined annually by the Board of Directors at a duly called meeting.

IN WITNESS WHEREOF, TOWNSHORES OF GULFPORT 210, INC. has caused the above change to be executed in accordance with the authority hereinabove expressed this 3rd day of November, 2008.

ATTEST:

Carole A Sharp
Secretary

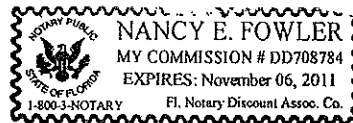
By: Rosemarie Black
President

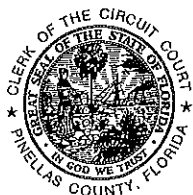
STATE OF FLORIDA
COUNTY OF PINELLAS

On this 3rd day of November, 2008, personally appeared Rosemarie Black, President, Carole Sharp Lynch, Secretary and acknowledge before me that they executed this instrument for the purposes herein expressed.

Nancy E. Fowler
Notary Public

My Commission Expires: 11/6/11






Transaction #: 1343685
 Receipt #: 1403518
 Cashier Date: 11/13/2008 3:59:23 PM
 (CLKRD16)




Print Date:
 11/13/2008 3:59:25 PM

(727) 464-4876

Customer Information	Transaction Information	Payment Summary
() TOWN SHORES OF GULFPORT 3210 59TH ST S Gulfport, FL 33707	Date Received: 11/13/2008 Source Code: St. Pete Branch Q Code: St. Pete Branch Return Code: Mail Trans Type: Recording Agent Ref Num:	Total Fees \$10.00 Total Payments \$10.00

1 Payments	
 CHECK 001360	\$10.00

1 Recorded Items		
 (CTF) CERTIFICATE	BK/PG: 16427/1503 CFN:2008306543 Date: 11/13/2008 3:59:17 PM From: TOWNSHORES OF GULFPORT 210 INC To: IN RE	
Recording @ 1st=\$10, Addt'l=\$8.50 ea.	1	\$10.00
Indexing @ 1st 4 Names Free, Addt'l=\$1 ea.	2	\$0.00

0 Search Items

0 Miscellaneous Items

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. 210, INC.**

WHEREAS, TOWN SHORES OF GULFPORT, NO. 210, 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 3929, at Page 622, 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 15, 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

Augg Loto
Sign
Gregg FATA
Print

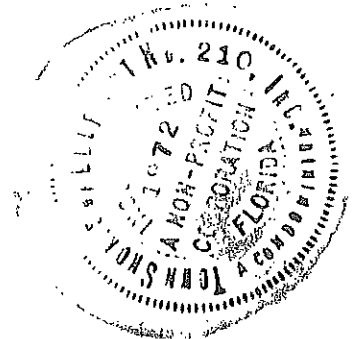
Sign

Print

TOWN SHORES OF GULFPORT, NO. 210, INC.

By: Rosemarie Black
President
Name Printed: Rosemarie Black, President

(CORPORATE SEAL)

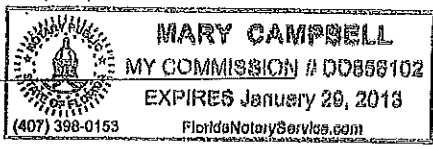


STATE OF FLORIDA)
)SS:
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 15th day of November, 2010, by Rosemarie Black, as President of Town Shores of Gulfport, No. 210, 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: _____



BOARD RESOLUTION

LANCASTER

NOVEMBER 15, 2010

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.

If the Members' Resolution to Forego Fire Sprinkler Retrofitting Requirements is duly approved by the owners, the appropriate Officers shall have the authority to cause the appropriate certifications to be recorded upon the Pinellas County Public Records (and filed with the Division of Condominiums, Timeshares and Mobile Homes), without need for further action of the Board.

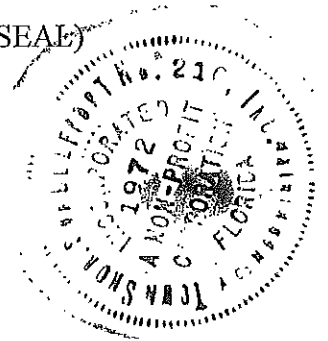
There are Seven (7) total Board members. The number of Board members who voted in favor of this Resolution is Seven (7). The number of Board members who voted against this Resolution is zero (0). The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

LANCASTER

BY: Rosemarie Black President
Rosemarie Black, President

Date: 11-19-10

(CORPORATE SEAL)



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

LANCASTER

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 15, 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)(1), Florida Statutes (2010), and approve the recording of a Certificate in the Public Records evidencing the members' approval of such .

WITNESSES (TWO): LANCASTER

Greg Fata

Signature

Greg Fata

Printed Name

BY: *Rosemarie Black* President

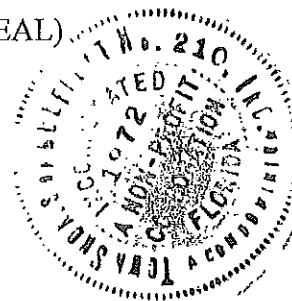
Rosemarie Black, President

Date: 11/19/10

(CORPORATE SEAL)

Signature

Printed Name



LANCASTER
WRITTEN NOTICE OF VOTE TO FOREGO FIRE SPRINKLER SYSTEM RETROFITTING

This Notice is being sent to each owner of a unit in Lancaster, 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: 11/19, 2010.

BY ORDER OF THE BOARD OF DIRECTORS

Rosemarie Black President
Rosemarie Black, President

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

STATE OF: FLORIDA
COUNTY OF: PINELLAS

THIS 15th DAY OF November 2010, PERSONALLY APPEARED Rosemarie Black AS PRESIDENT OF THE LANCASTER, AND WHO SAYS THE FOLLOWING:

1. The Annual Meeting of the Membership of [Association] was held, pursuant to proper notice, on November 15, 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 October 15, 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: Rosemarie Black President

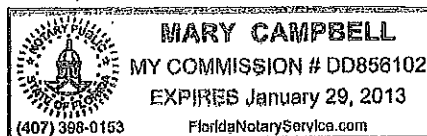
Printed Name: Rosemarie Black President

Date: 11-19-10

Sworn to (or affirmed) and subscribed before me this 15th day of November, 2010, by Rosemarie Black, as President of Lancaster, 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: _____



CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522009CC012124XXGOCO

REF: 09012124CO
Doc Stamps PAID \$42.70 DHR

TOWN SHORES OF GULFPORT NO 210 INC A CONDOMINIUM A
FLORIDA NOT-FOR-PROFIT CORPORATION
Plaintiff

VS.

BARNETT, WARREN R OWNER ; UNKNOWN SPOUSE OF
WARREN R BARNETT ; UNKNOWN TENANTS
Defendant

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2011117319 05/04/2011 at 12:05 PM
OFF REC BK: 17240 PG: 518-518
DocType:DEED

CERTIFICATE OF TITLE

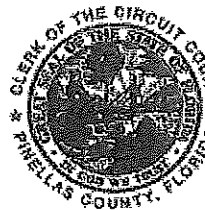
The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on April 20, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

Condominium Parcel: Lancaster House Unit No. 604, TOWN SHORES OF GULFPORT NO. 210, A CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 12, Page(s) 52 through 54, inclusive, and being further described in that certain Declaration of Condominium recorded in Official Records Book 3929, Page 622 et. seq., Public Records of Pinellas County, Florida, together with an undivided interest or share in the common elements appurtenant thereto, and any amendments thereto.

was sold to: TOWN SHORES OF GULFPORT NO 210 INC A CONDOMINIUM A FLORIDA NOT-FOR-PROFIT CORPORATION
whose address is
ZACUR, GRAHAM AND COSTIS, P.A. 5200 CENTRAL AVENUE
ST PETERSBURG, FL 33707

WITNESS my hand and the seal of this court on May 03, 2011.



KEN BURKE
Clerk of the Circuit Court

By: 
Deputy Clerk

Zacur, Graham & Costis, P.A.
Attorneys and Counselors at Law

RICHARD A. ZACUR
SEAN A. COSTIS
ASHLEY DREW GRAHAM

5200 CENTRAL AVE.
POST OFFICE BOX 14409
ST. PETERSBURG, FLORIDA 33733
TELEPHONE 727-328-1000
FAX 727-323-7519

PETER D. GRAHAM*
*BOARD CERTIFIED
REAL ESTATE ATTORNEY

May 9, 2011

Town Shores Master Association, Inc.
Attn: Grant Noakes
3210 59th Street South
Gulfport, FL 33707

Re: Town Shores of Gulfport v. Barnett, et. al.

Dear Grant:

Please find enclosed the Certificate of Title showing that Town Shores of Gulfport, No. 210, Inc., is now the owner of the unit. Please advise if the unit is occupied as, if it is, we must obtain a Writ of Possession from the Court. Otherwise, the Association, as the current owner, can rent or sell the unit. If the Association elects to rent the unit, they must advise the tenant that the property is subject to a separate lender foreclosure action. The tenant must also be aware of the Tenant Protection Foreclosure Act.

Should you have any questions, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,

ZACUR, GRAHAM & COSTIS, P.A.



SEAN A. COSTIS

SAC/cdk

Enc.

Lancaster

EXHIBIT A

Deletions Indicated by ~~Striking Through~~
Additions Indicated by Underscore

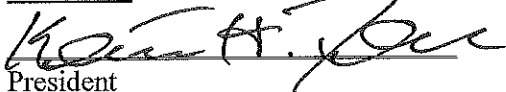
APPROVED AMENDMENT CHANGE
TO ARTICLE 18 PARAGRAPH (c)
IN THE DECLARATION OF CONDOMINIUM FOR
TOWN SHORES OF GULFPORT, NO 210, INC.
A CONDOMINIUM NOT FOR PROFIT
THE LANCASTER BUILDING

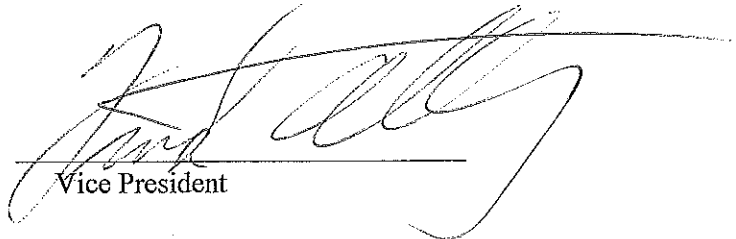
Article 18 Paragraph (c) as originally recorded in O.R. 3929, Page 637, as amended on November 9, 2016, the following change:

(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. The Association will not approve the sale or lease of a unit to any corporation, business, partnership, limited partnership or other organization that is not an individual, an individual and spouse and/or an individual and partner.~~

IN WITNESS, THEREOF, TOWN SHORES OF GULFPORT, NO 210, INC. has caused the above amendment to be executed in accordance with the authority hereinabove expressed this 9th day of November, 2016.


ATTEST:


President


Vice President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 9th day of November, 2016, personally appeared, Karin Daun, President and acknowledge before me that she executed this instrument for the purposes herein expressed.


Notary Public

My Commission Expires:



Lancaster

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
TOWN SHORES OF GULFPORT NO 210, 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 210, Inc. on November 9, 2016, by a vote of not less than two thirds of the total vote of the membership present/proxy and voting. The Declaration and Bylaws of TOWN SHORES OF GULFPORT NO 210, INC., as originally recorded (See attached documents) in the Public Records of Pinellas County, Florida, be and the same are amended as attached:

The Article of Incorporation of TOWN SHORES OF GULFPORT NO 210, INC., are, and shall hereby be, amended in accordance with the Schedule of Amendments to the Articles of Incorporation attached hereto as Exhibit A and by reference made a part hereof.

IN WITNESS, WHEREOF, TOWN SHORE OF GULFPORT NO 210, INC., has caused these Articles of Amendment to be executed in accordance with the authority hereinabove expressed this 9th day of November, 2016.

(CORPORATE SEAL)

TOWN SHORES OF GULFPORT NO 210, INC.
LANCASTER BUILDING

By: *Karin Daun*
Karin Daun, President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

On this 9th day of November, 2016, personally appeared Karin Daun, President, of Town Shores of Gulfport No 210, Inc. and acknowledged before me that he executed this instrument for the purposes herein expressed.

By: *Teresa Williard*
Teresa Williard, Notary Public

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

My Commission Expires:



Lancaster

NOTICE OF AMENDMENT TO CONDOMINIUM DOCUMENTS

TOWN SHORES OF GULFPORT, NO 210, INC.
A Corporation Not For Profit

NOTICE OF AMENDMENT TO CONDOMINIUM DOCUMENTS

TO: MEMBERS, TOWN SHORES OF GULFPORT, NO 210, INC.

FROM: PRESIDENT, BOARD OF DIRECTORS

NOTICE IS HEREBY GIVEN that amendments to the Declaration of Condominium were adopted at the annual meeting of members of November 9, 2016, recorded with the Clerk of the Circuit Court of Pinellas County, Florida, in O.R. 3929, Page 637 on November 16, 2016. The amendment became effective upon recording and a copy of the recorded amendments accompany this notice of their adoption.

Dated this 16th Day of November, 2016.

TOWN SHORES OF GULFPORT, NO 210, INC.

BY: 
President