

LE THESE AMENDMENTS
WITH YOUR DOCUMENTS

03-381828 SPT- 9-2003 7:54AM
PINELLAS CO BK 13051 PG 2251



PREPARED BY AND SHOULD BE
RETURNED TO:

RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
P.O. Box 14409
St. Petersburg, Florida 33733

Condominium Plats pertaining
hereto are filed in Plat Book 1, Pages 20-21.

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA (727) 582-7777

9L151323 09-09-2003 07:53:39 AM
51 DED-TOWN APTS
000225
I#:03381828 BK:13051 SPG:2251 EPG:2253
RECORDING 003 PAGES 1 \$15.00
REVENUE 13 \$.50

TOTAL: \$15.50
CHECK AMT. TENDERED: \$15.50
CHANGE: \$.00

BY _____ DEPUTY CLERK

**AMENDMENTS TO DECLARATION OF
TOWN APARTMENTS, INC., NO. 3, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN APARTMENTS, INC., NO. 3, hereinafter referred to as Association, desires to amend the Declaration for said condominium association, which Declaration of Condominium and Bylaws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 2194, beginning with Page 278, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said unit owners/members was duly called in accordance with the Declaration of Condominium and Bylaws, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on April 29, 2003, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, notwithstanding any provision in the Declaration, By-Laws, or Articles of Incorporation, these amendments take precedent, and those provisions that are in conflict shall be rendered null and void and without force or effect.

WHEREAS, after due consideration, of said proposed amendments, which

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amendments were proposed by resolution by said Directors, same were presented for a vote, and accepted by the required vote of the Board of Directors, and said amendments were approved by the vote of the required percentage of unit owners/members according to the provisions of the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

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

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

Article 15. MAINTENANCE

(a)(4) The Association shall have the irrevocable right of entry for the purposes of inspecting the common elements, gaining access to the common elements or making repairs or otherwise maintaining the condominium property or to abate emergency situations which threaten damage to the common elements or to another unit or units. Each unit owner shall provide a key to their unit to the Association and no unit owner shall alter any lock, nor install a new lock without providing a new key to the Association, so to allow entry. In the event a unit owner fails to provide a key to the Association, the Association shall have the right to obtain a pass key at the owner's expense within ten (10) days following the demand for said key to the unit owner by the Association. The Association shall maintain each key in a safe and secure location and shall have no right to enter a unit, except as provided herein.

Article 20. OBLIGATIONS OF MEMBERS

(g) No children under 18 years of age shall be permitted to live as a permanent resident in the condominium units, provided however, that nothing herein shall prevent owners from having children as visitors for a period of longer than one month without board approval; longer periods at the discretion of Board. Not allow any children under fifteen (15) years of age to reside on the premises except as permitted under the regulations established from time to time by the Association.

(k) No Washer/Dryers - No unit owner shall install a washer or dryer or a combination of washer and dryer within their unit from the date of this amendment forward. No unit owner who currently has a washer or dryer or a combination of same may not replace their washer and/or dryer when those appliances no longer function. It is the intent of this Association to have no unit owner have a washer and/or dryer. On a Resale, if Apt. has washer/dryer, it must be removed before new owner takes over the apartment.

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

TOWN APARTMENTS, INC. #3

BY: Lois Lehnert
President

BY: Gloria Robinson
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27th day of August, 2003, by Lois Lehnert, the President and Gloria Robinson, the Secretary, who are personally known to me or who have produced personally known / personally known as identification and who did take an oath and depose and says that they executed the foregoing Amendments and acknowledge to and before me that they executed said Amendments for the purposes therein expressed.

Witness my hand and official seal this 27th day of August, 2003.

My commission expires:



Elaine A. King
MY COMMISSION # CC879505 EXPIRES
December 1, 2003
BONDED THRU TROY FAJN INSURANCE, INC.

Elaine A. King
Notary Public

ELAINE A. KING
Notary Name Typed/Printed

(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)

03-502468 NOV-26-2003 8:16AM
PINELLAS CO BK 13234 PG 1717



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

Condominium Plats pertaining
hereto are filed in Plat Book 1, Pages 20-21.

KAROLAN E. DE BLAND, CLERK OF COURT
PINELLAS COUNTY, FLORIDA (727) 582-7771

21173053 11-26-2003 08:16:25 000
51 TOWN-APT, INC NO 3
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TB:03502468 BK:13234 PG:1717 FPG:1719
RECORDING 003 PAGES 1 \$15.00

TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00
BY _____ DEPUTY CLERK

**AMENDMENTS TO DECLARATION OF
TOWN APARTMENTS, INC., NO. 3, A CONDOMINIUM
TO CORRECT SCRIVENER'S ERROR TO ARTICLE 20**

WHEREAS, the Board of Directors and Unit Owners of TOWN APARTMENTS, INC., NO. 3, hereinafter referred to as Association, desires to amend the Declaration for said condominium association, which Declaration of Condominium and Bylaws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 2194, beginning with Page 278, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said unit owners/members was duly called in accordance with the Declaration of Condominium and Bylaws, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on April 29, 2003, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, notwithstanding any provision in the Declaration, By-Laws, or Articles of Incorporation, these amendments take precedent, and those provisions that are in conflict shall be rendered null and void and without force or effect.

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WHEREAS, after due consideration, of said proposed amendments, which amendments were proposed by resolution by said Directors, same were presented for a vote, and accepted by the required vote of the Board of Directors, and said amendments were approved by the vote of the required percentage of unit owners/members according to the provisions of the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

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

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

Article 20. OBLIGATIONS OF MEMBERS

(g) No children under 18 years of age shall be permitted to live as a permanent resident in the condominium units, provided however, that nothing herein shall prevent owners from having children as visitors for a period of not longer than one month without board approval; longer periods at the discretion of Board. Not allow any children under fifteen (15) years of age to reside on the premises except as permitted under the regulations established from time to time by the Association.

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

TOWN APARTMENTS, INC. #3

BY: Jois Lehnert
President

BY: Gloria Robinson
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 18th day of November, 2003, by Lois Lehnert, the President and Gloria Robinson the Secretary, who are personally known to me or who have produced personally known / personally known as identification and who did take an oath and depose and says that they executed the foregoing Amendments and acknowledge to and before me that they executed said Amendments for the purposes therein expressed.

Witness my hand and official seal this 18th day of November, 2003.

My commission expires:

Elaine A. King
Notary Public

ELAINE A. KING
Notary Name Typed/Printed



Elaine A. King
MY COMMISSION # CC879505 EXPIRES
December 1, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)