

PREPARED BY AND SHOULD BE
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51 DCL-TOWN APTMTS MANOR INC
032267
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RECORDING 003 PAGES 1 \$15.00

TOTAL: \$15.00
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Condominium Plats pertaining
hereto are filed in Plat Book 1, Pages 44-46.

**AMENDMENTS TO DECLARATION OF
TOWN APARTMENTS MANOR, INC., NO. 7, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN APARTMENTS
MANOR, INC., NO. 7, 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 2407, beginning with Page 507, 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 March 19, 2002, there was present
a quorum of Directors and a quorum of unit owners/members as defined and
required by the Bylaws, Articles of Incorporation, and the Declaration of
Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendments, which
amendments were proposed by resolution by said Directors, same were presented

for a vote, and accepted by the required vote of the Board of Directors, and said amendments were approved by the vote of the required percentage of unit owners/members according to the provisions of the 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 other 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, as 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

(o) 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 contain a washer and/or dryer. On a resale, if the unit has a washer/dryer, it must be removed before the new owner takes over the unit.

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 MANOR, INC., NO. 7

BY: Nancy Burke
President

BY: Grace Morrow
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of January, 2003, by Nancy Burke, the President and Grace Morrow, the Secretary, who are personally known to me or who have produced 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 14th day of January, 2003.

My commission expires:



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