

03-019809 JAN-16-2003 12:35pm
PINELLAS CO BK 12477 PG 498



KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

71140097 01-16-2003 12:43:39 AMU
51 DCL-TOWN APTS INC
032273
IH:03019809 BK:12477 SPG:0498 EPG:0501
RECORDING 004 PAGES 1 \$19.50

TOTAL: \$19.50
CHECK AMT. TENDERED: \$19.50
CHANGE: \$.00

BY _____ DEPUTY CLERK

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

PAGES A Condominium Plats pertaining
ACCT hereto are filed in Plat Book 2, Pages 16-17.
REC 1950
DR219
DS
INT
FEES
MTF
P/C
REV

**AMENDMENTS TO DECLARATION OF
TOWN APARTMENTS, INC., NO. 12, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN

TOTAL 932
CK BAL
HG AMT
APARTMENTS, INC., NO. 12, hereinafter referred to as Association, desires to

SM 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 2627, beginning with Page 381, 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 11, 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 18. CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS

(b) RENTAL OR LEASE: Notwithstanding any provision to the contrary contained within the Declaration, Articles of Incorporation or By-Laws, no condominium parcel unit shall be rented or leased and must be occupied by at least

~~one owner. 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 and Coral Management Co., Inc. The Board of Directors shall have the right to require that a substantially uniform form of Lease be used.~~

Article 20. OBLIGATIONS OF MEMBERS

(o) No Auctions. Real Estate Auctions are not permitted within the United Association of Town Apartment buildings.

(p) With advanced permission from a unit owner or agent of a unit owner, a prospective purchaser may be admitted to the premises to inspect the unit. The prospective purchaser must at all times be accompanied by the owner or his/her agent while on United Association of Town Apartments North, Inc. property or within the individual Association buildings. The unit owner or agent is responsible for full compliance with all rules and regulations of the United Association of Town Apartments North, Inc., as well as the individual Association buildings.

(q) Unit owners are not permitted to keep pets.

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., NO. 12

BY: Curtis P. Nickleby
President

BY: Mark Livermore
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of January, 2003, by Curtis P. Nickleby, the President and Mark Livermore, 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
Notary Public



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

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.)