

PREPARED BY AND SHOULD BE
RETURNED TO:
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KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2012189709 07/02/2012 at 01:05 PM
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Condominium Plats pertaining
hereto are filed in Plat Book 2, Pages 69-70.

**AMENDMENTS TO DECLARATION OF
TOWNS APARTMENTS, INC., NO. 16, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN APARTMENTS, INC., NO. 16, 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 2771, beginning with Page 96, 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 22, 2012, 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 By-Laws, and said amendments are as follows:

18. CONVEYANCE, SALES, RENTALS, LIENS, AND TRANSFERS

(b) RENTAL OR LEASE. A condominium parcel shall not be leased or rented, ~~without the prior approval of the Association, and the terms and conditions of said Lease are subject to approval of the Board of Directors of the Association. Any such lease or rental shall terminate upon the conveyance of the membership and interest in a condominium parcel or upon the death of the lessee.~~

20. OBLIGATIONS OF MEMBERS:

(g) HOUSING FOR OLDER PERSONS. Notwithstanding any provision to the contrary, this Association is designated housing for older persons and this housing is intended and operated for occupancy by at least one person who is fifty-five (55) years of age or older and shall allow no permanent occupancy of any unit by an individual under the age of ~~twenty-five (25)~~ forty-five (45), unless there is at least one (1) person who is 55 or over in residence in the unit or as provided herein.

Notwithstanding same, the Board in its sole discretion shall have the right to establish hardship exceptions to permit persons between the ages of ~~twenty-five (25)~~ forty-five (45) and fifty-five (55) to permanently reside in the condominium and allowing for surviving spouses and heirs already in residence to continue to occupy the unit, providing that said exceptions shall not be permitted where granting of such exception would result in less than 80% of the units having less than one (1) resident fifty-five (55) years of age or older.

The Board of Directors shall establish policies and procedures for the purpose of assuring that the required percentage of over fifty-five (55) occupancy is maintained at all times. The Board, or its designee, shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would create a violation of the necessary percentage of over fifty-five (55) occupancy. Permanent occupancy or residency is defined in the Rules and Regulations of the Association as may be promulgated by the Board, from time to time.

The rules and regulations regarding the use of the unit by persons under the age of ~~twenty-five (25)~~ forty-five (45) as provided herein are subject to the rules and regulations passed by the Board of Directors of this Association. No unit shall, at any time, be permanently occupied by any persons who are under ~~twenty-five (25)~~ forty-five (45) years of age, except that persons below the age of ~~twenty-five (25)~~ forty-five (45) are permitted to visit and temporarily reside for such periods as may be permitted by the Association's governing documents.

This amendment shall be binding upon all newly occupied units after the date the amendment is passed by the unit owners and recorded in the Public Records, and shall be binding upon all forms of conveyances of units, if allowed, including sale, lease or agreement for deed, etc.

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. 16

BY: Jane B Campbell
President

BY: Nancy J. Harlan
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26th day of April, 2012, by Jane B Campbell, the President and Nancy J. Harlan, the Secretary, who are personally known to me or who have produced personally known / personally know as identification and who did take an oath and depose and says that they executed the foregoing Amendment and acknowledge to and before me that they executed said

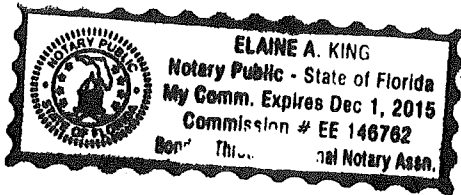
Amendment for the purpose therein expressed.

Witness my hand and official seal this 24th day of April, 2012.

Elaine A. King
Notary Public

ELAINE A. KING
Notary Name Typed/Printed

My commission expires:



(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.)