

I#: 2019397946 BK: 20806 PG: 1016, 12/12/2019 at 02:55 PM, RECORDING 3 PAGES \$27.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU08

UNOFFICIAL

PREPARED BY AND RETURN TO:  
Cliffrose, Nikoloff, Grant & Greenberg, P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, FL 34688

CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
OF  
CLOVERPLACE, A CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on October 17, 2019 which was recessed and adjourned to November 16, 2019, by the affirmative vote of a majority of the members of the Association present or represented by written proxy, the Declaration of Condominium Ownership of Cloverplace Condominium, a Condominium, as originally recorded in O.R. Book 5669, Page 189, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium Ownership of Cloverplace, a Condominium."

IN WITNESS WHEREOF, Mainlands Unit Seven Condominium Association, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this day of November 27, 2019.

CLOVERPLACE CONDOMINIUM  
ASSOCIATION, INC.

(Corporate Seal)

By: MAUREEN HELD, as President

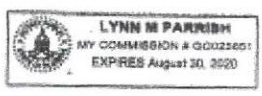
ATTEST:  
Diane Trepany, as Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27 day of November, 2019, by Maureen Held as President, and Diane Trepany as Secretary of CLOVERPLACE CONDOMINIUM ASSOCIATION, INC., Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

My Commission Expires:

Lynn M Parrish  
Notary Public  
State of Florida at Large



PROXY

UNRECORDED

SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
OF  
CLOVERPLACE, A CONDOMINIUM

ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE-THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS...

1. Section 17, ASSESSMENTS, LIABILITY, MAINTENANCE, LIEN AND PRIORITY, INTEREST, COLLECTION, Subsection (c) of the Declaration, shall be amended to read as follows:

17. ASSESSMENTS, LIABILITY, MAINTENANCE, LIEN AND PRIORITY, INTEREST, COLLECTION:

(c) In addition to the lien rights set forth hereinabove, the Association shall be entitled to assess a late charge in an amount to be determined by the Board of Directors from time to time up to, but not to exceed the maximum allowed by law, as same may be amended from time to time. ~~Should the Board of Directors fail to set an amount for the administrative late fee, it shall be the maximum allowed by law from time to time, which at the time of recording this amendment is the greater of Twenty-Five Dollars or 5% of the installment due of Five and no/100 (\$5.00) Dollars, together with interest at the rate of Ten percent (10%) whatever percentage per annum may be established or set by the Board of Directors from time to time up to, but not to exceed, the maximum allowed by law, as same may be amended from time to time, from the due date until the date of payment for any Assessment, regular or special, made hereunder which is not paid within ten (10) days of the due date of any such Assessment.~~

2. Section 23, CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS, Subsection (a) of the Declaration, shall be amended to read as follows:

23. 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 the Developer shall be subject to the following provisions:

(a) Conveyances, Sales and Transfers: ...

The Association, pursuant to the provisions of Florida Statutes 718.112(j), shall be entitled to charge the Unit Owner a fee in an amount as may be established or set by the Board of Directors from time to time up to, but not to exceed, the maximum amount allowed by law, as same may be amended from time to time, which currently is \$100.00 per applicant with a husband and wife or

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parent and dependent child being considered a single applicant of twenty-five dollars (\$25.00) for costs incurred by the Association to review the proposed transfer and the costs of the clerical services necessitated by the transfer of ownership. The Board of Directors shall establish the fee which may be imposed in connection with review of leases and sales and in the event that an amount is not set by the Board of Directors, it shall be the maximum allowed by law, as same may be amended from time to time.

3. Section 23, CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS, Subsection (b) of the Declaration, shall be amended to read as follows:

23. 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 the Developer shall be subject to the following provisions:...

(b) Rental or Lease: A Unit may be leased or rented in accordance with the rules and regulations adopted by the Association relating thereto, however no Unit shall be leased for a period of less than six (6) months. Prior approval by the Board of Directors of the Association shall be required for the rental or lease of a Unit and the Unit Owner shall notify the Board of any such rental or lease in writing no less than thirty (30) days in advance of the proposed start date of the rental or lease, stating the name of the tenant and the term of the lease. Failure to provide such notification in advance of the lease or rental term shall constitute a violation of this restriction and the lease or rental shall immediately terminate and the tenant shall be required to vacate the premises. A Unit Owner may not lease, rent or allow occupancy of a unit by any party other than the owner(s) and immediate family during the first year of ownership. The year period shall begin to run on the date of the recording of the owner's deed. This restriction shall not apply to Association owned units. The Association shall have the right to evict a tenant or lessee, as an agent for the Owner, for either the tenant's/lessee's or Owner's failure to comply with the governing documents of the Association, which include this Declaration, the Articles of Incorporation, the By-Laws, and Rules and Regulations of the Association. The Owner shall cooperate fully with the Association in any eviction proceeding. The Association shall not be deemed a landlord for any other purpose other than the right to evict under Chapter 83 of the Florida Statutes. Any attorney fees and costs incurred in pursuing an eviction shall be assessed against the Owner and may be collected in the same manner as an assessment.