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CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM FOR
CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.

Total

24,000.00

We, JOHN COYLE, as President, and BETTY PERRAM, as Secretary, of CLOVERPLACE CONDOMINIUM ASSOCIATION, INC., a Florida Non-profit Corporation, do hereby certify that by Resolution adopted by vote of a majority of the condominium unit owners of CLOVERPLACE, A CONDOMINIUM, at the annual meeting of CLOVERPLACE CONDOMINIUM ASSOCIATION, INC., on the 14th day of January, 1988, held in accordance with the By-laws of this Association, the following amendment was duly enacted:

Section 25(b) of the Declaration of Condominium is hereby amended to read:

(b) All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association.

Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. No boats, trailers, campers, motorhomes, golf carts, motorcycles, or vehicles larger than a passenger automobile, pick-up trucks, or standard size van will be permitted within the development of which the Unit is a part. No parking of trucks of any nature other than pick-up trucks or similar commercial vehicles shall be permitted except temporarily for delivery, pick-up or repairs, and except temporarily during period of construction. A standard size van and pickup truck shall be defined a vehicle that will fit in a standard size garage at Cloverplace with dimensions not to exceed 7 feet 10 inches wide, 6 feet 10 inches in height, and 18 feet 6 inches in length. You must be able to egress from the vehicle in the garage. Commercial vehicles are prohibited except for temporarily for delivered, pick-up or repairs. A commercial vehicle is defined as a vehicle with tools of the trade displayed within view and any vehicle with writing displayed on or within the vehicle identifying a business, or trade, excluding license plates and bumper stickers. Any such vehicle or any of the properties mentioned in the preceding sentences may be removed by the Association at the expense of the Unit Owner, Occupant or Guest owning the same, for storage or public or private sale, at the election of the Association; and the Unit Owner, Occupant or Guest owning the same shall have no right of recourse against the Association therefor. No repairing of automobiles, trailers, boats, campers, golf carts, or any other property of Owner will be permitted outside the confines of the Owner's unit.

Section 18(a)(6) of the Declaration of Condominium is hereby amended to read:

(6) All property to be maintained, painted, repaired and/or replaced by a Unit Owner shall be maintained at all times in a first class condition and in good working order, if same affects the exterior appearance of the Condominium, so as to preserve a well kept appearance throughout the Condominium, and no such maintenance repair, painting or replacement shall be performed

CONDOMINIUM PLATS REMAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK PAGE 98-100

without the prior written consent of the Architectural Control Committee. First class condition to be determined by the Architectural Control Committee, taking into consideration aesthetics, the condition of neighboring and adjacent properties. With the exception of grass cutting, unit owners would be given an opportunity to appeal the decision of the Architectural Control Committee to the Board of Directors. The date of the next Board of Directors meeting will be noted in the letter of notification containing the violation. All property to be maintained, repaired and/or replaced by a Unit Owner which is inside of the Condominium Home and which does not affect the exterior appearance of the Condominium shall be maintained at all times in a condition which does not and will not adversely affect any other Unit Owner, or any portion of the Condominium Property.

Section 23(a) of the Declaration of Condominium is hereby amended to read:

(a) Conveyances, Sales and Transfers: Prior to the sale, conveyance, lease, or transfer of any Unit to any other person other than transferor's spouse, the Owner shall notify the Board of Directors of the Association, in writing, of the name and address of the person to whom the proposed sale, lease, conveyance, or transfer is to be made, and such other information as may be required by the Board of Directors of the Association. Within fifteen (15) days, the Board of Directors of the Association shall either approve or disapprove proposed sale, transfer, lease, or conveyance, in writing, and shall notify the Owner of its decision. In the event the Board of Directors of the Association fails to approve or disapprove a proposed sale or lease within said fifteen (15) days, the failure to act as aforesaid shall be considered approval of the sale or lease.

The Association, pursuant to the provisions of Florida Statutes 718.112(j), shall be entitled to charge the Unit Owner a fee 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.

In the event the Board of Directors of the Association disapproves the proposed sale, conveyance or transfer, and the member shall desire to consummate such sale, conveyance or transfer, such member shall, thirty (30) days before such sale, conveyance or transfer give written notice to the Secretary of the Association of his intention to sell, convey, or transfer on a certain date, together with a copy of the contract setting forth the terms thereof and price; said price, however, shall not exceed the fair market value of said Unit. If a dispute arises as to the definitions of fair market value, it shall be resolved as provided for hereinafter. The Association shall promptly notify the members of the Association of the date, price and terms. Any member of the Association shall have the right first over the prospective purchaser to accept such sale or transfer on the terms contained in the notice, provided that he shall notify the Secretary of the Association, in writing, of the acceptance, at least fifteen (15) days before the date of the intended sale or transfer, and deposit with the Secretary of the Association

conditions contained in the notice provided by the Association at least ten (10) days before the date of the intended sale or transfer, and notify the Owner that a purchaser has been furnished and that said purchaser has deposited ten percent (10%) of the purchase price with the Association, as a good faith deposit for the intended sale. In the event the member giving notice receives acceptances from more than one (1) member, it shall be discretionary with the member giving notice to consummate the sale or transfer with whichever of the accepting members he chooses.

In the event the member giving notice receives no written notice from any member of the Association accepting the price and terms of the proposed sale or transfer on or before ten (10) days before the date given in the notice as the date of sale or transfer, then that member may complete the sale or transfer on the date and at the price and the terms given in his notice, but on no other price or terms without repeating the procedure outlined above.

In the event the member makes a sale or transfer without first complying with the terms hereof, any other member of the Association shall have the right to redeem from the purchaser according to the provisions hereof. The said redemption rights shall be exercised by reimbursing the purchaser for the monies expended as shown on the contract for purchase of the Unit, which shall not exceed the fair market value, and immediately after such reimbursement the said purchaser or transferee shall convey all his right, title and interest to the member of the Association making the redemption. Any expenses, which shall include, but not be limited to, attorneys' fees and court costs incurred by the Association, maintenance company or any members for enforcement of the provisions of this Paragraph 23 shall be assessed against the member who violates or fails to comply strictly with the provisions of this Paragraph 23.

An affidavit of the Secretary of the Association, stating that the Board of Directors of the Association approved in all respects on a certain date the sale or transfer of a Unit to certain persons, shall be conclusive evidence of such act, and from the date of approval as stated in the affidavit, the redemption rights herein afforded the members shall terminate.

An affidavit of the Secretary of the Association stating that the Board of Directors of the Association was given proper notice on a certain date of a proposed sale or transfer and the Board of Directors of the Association disapproved or failed to act on such proposed sale or transfer, and that thereafter, all the provisions hereof which constitute conditions precedent to a subsequent sale or transfer of a Condominium Unit have been complied with and that the sale or transfer of a particular Unit to a particularly named person does not violate the provisions hereof, shall be conclusive evidence of such facts as for the purpose of determining the status of the persons' title to such Unit sold or transferred. Such affidavit shall not be evidence of the fact that subsequent sale or transfer to such person was made at the price, terms and on the date stated in the notice given to the Secretary, but one hundred eighty (180) days after the date of the note to the Board of Directors of the Association, as stated in the affidavit, the redemption rights herein afforded the members shall terminate.

the ownership thereof shall be transferred by legal process to such new Owner.

In the event said decedent Owner shall have conveyed or bequeathed the ownership of his Unit to some designated person or persons, other than the surviving spouse or members of his family as aforescribed, or if some other person is designated by such decedent's legal representative to receive the ownership of the Unit, or under the laws of descent and distribution of the State of Florida, the Unit descends to some person or persons other than his surviving spouse or members of his family as aforescribed, the Board of Directors of the Association shall within thirty (30) days of proper evidence of rightful designation served upon the President or any other officer of the Association or within thirty (3) days of from the date the Association is placed on actual notice of said devisee or decedent, express their refusal or acceptance of the individual or individuals so designated as Owner or Owners of the Unit. If the Board of Directors of the Association shall consent, in writing, ownership of the Unit may be transferred to the person or persons so designated, who shall thereupon become the Owner or Owners of the Unit, subject to the provisions of this enabling Declaration and the exhibits hereto. If, however, the Board of Directors of the Association shall refuse to consent, then the members of the Association shall be given an opportunity during thirty (30) days to purchase, for cash, the said Unit at the then fair market value thereof.

In the event a dispute arises as to what should be considered the fair market value of a Unit as provided for herein, then the time requirements for approval or disapproval of a proposed sale and other notice requirements as set forth in this Paragraph 23 herein shall be abated until final decision has been made by an Appraiser appointed by the Senior Judge of the Circuit Court in and for Pinellas County, Florida, upon ten (10) days notice on petition of any party in interest. The expense of appraisal shall be paid by the Seller or the legal representatives of the Seller out of the amount realized from the sale of such Unit. In the event the then members of the Association do not exercise the privilege of purchasing said Unit; or such person or persons or the legal representative of the decedent may sell the said Unit, but the sale shall be subject in all respects to the provisions of this enabling Declaration and the By-Laws of the Association.

CLOVERPLACE CONDOMINIUM,
ASSOCIATION, INC.

(CORPORATE SEAL)

By: John Coyle
John Coyle, President

ATTEST:

Betty Ferram
Betty Ferram, Secretary



STATE OF FLORIDA

COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 11th day of February, 1988, before me personally appeared John Coyle and Betty Perram, President and Secretary respectively, of CLOVERPLACE CONDOMINIUM ASSOCIATION, INC., a non-profit corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, an that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Talm Harbor in the County of Pinellas and State of Florida, the day and year last aforesaid.

[Signature]
Notary Public

My commission expires: 18V101

January 12, 1989