

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
5200 Central Avenue
St. Petersburg, Florida 33707

Condominium Plats pertaining
hereto are filed in Plat Book 58, Pages 36-40.

**AMENDMENTS TO DECLARATION OF
FAREHAM SQUARE, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC., 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 5305, beginning with Page 1210, 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 May 12, 2020, 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, and 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:

1. 23. USE RESTRICTIONS

D. The sale, rental, lease or transfer of any unit shall be subject to the provisions of Article 19 of the Declaration of Condominium.

2. Notwithstanding anything to the contrary herein, when a unit is purchased, the new owner(s) shall not be entitled to lease or rent their unit unless or until they have owned their unit for a period of not less than one (1) year from the date of recordation of the deed that identifies the new owners of that unit. After the period of one (1) year, the owner(s) may rent or lease the unit, subject to the terms and conditions of the provisions of the Declaration of Condominium as set forth herein and all rules and regulations regarding rental or leasing for all owners, whether new owners or not, as set by the Board of Directors.

2. The purpose of this Amendment is to provide for no more than two (2) units to be rented at any one time.

The Declaration as previously amended at O.R. Book 11209, Page 332, shall be amended as follows:

19. SALE OR OTHER TRANSFER BY A UNIT OWNER

G. There may be only two (2) units rented at any one time during any twelve (12) month period. No other units may be rented in excess of the two (2) units already rented. A lease shall be only for a period of twelve (12) consecutive months and with approval of the Board as set forth herein. Further, any unit owner that has leased their unit for three or more consecutive twelve (12) month

periods shall not be allowed a new lease or a renewal on their unit if other unit owners submit requests to the Board to lease their units. However, if fewer than two (2) units are rented and no request to lease a unit has been submitted, then those owners that currently rent may continue to rent for an additional single twelve (12) month period.

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.

FAREHAM SQUARE CONDOMINIUM
ASSOCIATION, INC.

BY: [Signature]
President

BY: [Signature]
Secretary

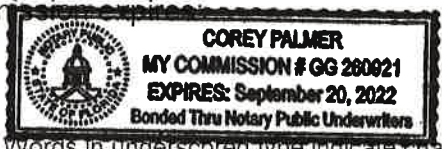
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged via physical presence OR online notarizations, before me this 21 day of July, 2020, by Brad Shannon, the President and Rebecca Falkenberg, the Secretary, who are personally known to me or who have produced _____ 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 21 day of July, 2020.

[Signature]
Notary Public

My comm



Corey Palmer
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.)