

PREPARED BY AND SHOULD BE
RETURNED TO:
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KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
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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 December 10, 2019, 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

~~G. A unit owner shall be allowed to have pets, not to exceed a total of three (3) pets, of which no more than two (2) of the three (3) pets may be dogs. Each pet may not weigh in excess of thirty (30) pounds. No pet of any kind shall be permitted, except that unit owners shall be permitted to maintain one dog or one cat, to be under twenty (20) pounds in weight, per unit, provided, however, that the Board of Directors reserves the right to disapprove any such dog or pet which shall cause an unreasonable nuisance or disturbance within the condominium. There shall not be permitted any other pets or animals within the condominium except upon written approval by the Board, which approval the Board may withhold and deny at its discretion. Owners/occupants as of July 1, 1984, shall be permitted to keep pets owned by them and maintained on the premises on that date, but any such pet(s) shall not be replaced upon their demise or removal from the premises, except as otherwise provided in this paragraph.~~

No pet will be allowed in the condominium unless it is confined to the owner's unit or kept on a leash when not within the condominium unit. Pets may not be tied up or left outside the condominium without the owner being in immediate attendance. The keeping of a pet shall be deemed a privilege and no pet may be kept that causes any annoyance of any kind to neighboring unit owners. Pets shall not be permitted in the common area. The pet's owner shall be responsible for cleaning of the common areas soiled by such pet.

This provision shall take precedence over all other rules, regulations or

covenants concerning pets.

2.

23. USE RESTRICTIONS

C. No guest of an owner may spend more than forty-five (45) overnights in the owner's unit per calendar year. In the event of a hardship and a request by the owner for an extension of the guest's overnight use, the unit owner must apply to the Board of Directors prior to the end of the forty-five (45) day restriction for any extension. No guest may reside in a unit for a total of more than 45 days per calendar year.

3.

23. USE RESTRICTIONS

J. Pool Deck Usage. Use of the pool deck for a private activity hosted by an owner must be posted on the bulletin board no less than five (5) days prior to the event. The event may not extend beyond 11:00 p.m. Setup may not begin more than two (2) hours prior to the posted start time of the event. The hosting owner is responsible for clean-up, which must occur promptly at the end of the event. The hosting owner must be on-site for the entire period of the activity.

4.

23. USE RESTRICTIONS

K. Hurricane shutters and Windows may be installed by owners only after they obtain prior written approval from the Association's Board of Directors. Shutters and windows must comply with the specifications that were approved by the Board of Directors and described in a letter sent to owners on June 12, 2018. Each owner must comply with the application process and requirements cited in this letter. A copy of the referenced Hurricane Shutter Specifications Letter will be provided to each new owner at time of closing. The owner must present a written request that addresses the installation requirements to the Board of Directors for their approval to proceed. All contractors and sub-contractors must be appropriately licensed and have properly liability and worker's compensation insurance coverage that, in the sole judgment of the Board of Directors, is found to be adequate.

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: 
President

BY: 
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19 day of Jan, 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 19th day of January, 2020.


Notary Public

Julie Lovetere
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.)