

PREPARED BY AND RETURN TO:
Greenberg Nikolaoff, P.A.
1964 Bayshore Blvd, Suite A
Dunedin, FL 34698

CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the 21st day of February, 2023 by not less than two-thirds of the units, the Declaration of Condominium of Key Manor Condominium, originally recorded in O.R. Book 4909, Page 149, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium of Key Manor Condominium, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Proposed Amendments to Declaration of Condominium of Key Manor Condominium, a Condominium."

IN WITNESS WHEREOF, Key Manor Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this ____ day of 08/18, 2023.

KEY MANOR CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

By:

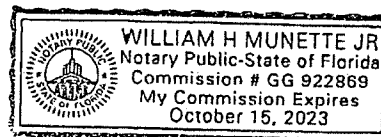
Kingsa Sojka
Kingsa Sojka, President

TOM PEARSON, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 8th day of August, 2023, personally appeared before me Kingsa Sojka, as President, and TOM PEARSON, as Secretary of Key Manor Condominium Association, Inc., who are personally known to me or who have produced DRIVER'S LICENSE as identification and who did take an oath.

NOTARY PUBLIC



KEY MANOR CONDOMINIUM ASSOCIATION, INC.
PROPOSED AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM, A CONDOMINIUM

CURRENT LANGUAGE – ARTICLE 18
DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM, A CONDOMINIUM
(Omitted language is indicated by ellipses.)

18. OBLIGATIONS OF MEMBERS. In addition to the other obligations and duties heretofore set out in this Declaration, every condominium owner shall abide by the following regulations:

- (a) All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Such designation may be by separate letter or appropriate marking of the parking space or spaces by the owner's last name and/or apartment number. Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. If the Association has assigned a space to a unit owner, only the unit owner and/or his guests or designees shall be permitted to utilize such assigned space. 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.

PROPOSED LANGUAGE – ARTICLE 18
DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM, A CONDOMINIUM
(Added language is indicated by bold and underline. Deleted language is indicated by **bold and strikethrough**. Omitted language is indicated by ellipses.)

- (a) All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Such designation may be by separate letter or appropriate marking of the parking space or spaces by the owner's last name and/or apartment number. Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. If the Association has assigned a space to a unit owner, only the unit owner and/or his guests or designees shall be permitted to utilize such assigned space. Inoperable or unlicensed automobiles are prohibited from parking anywhere within the condominium property. 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. All No commercial automobile of any kind shall be stored, parked or maintained on the condominium property, except when necessary to provide service or delivery to a unit or the condominium property, and then only so long as may be reasonably required to provide that service or delivery. For purposes of this section, an automobile is a commercial automobile if it displays lettering, signage, a logo, tools, or equipment identifying the trade or occupation of the owner or operator of that

vehicle. No automobile with dual wheels is permitted to be stored, parked or maintained on the condominium property. Each Unit may have no more than two automobiles parked on the condominium property at any one time. The Association may cause any automobile in violation of this section to be towed, whether the automobile is owned or operated by a unit owner, or his tenant, guest, invitee or occupant. Towing shall be at the expense of the unit owner and the automobile owner, jointly and severally, and the unit owner shall indemnify and hold harmless the Association, its officers, directors, employees and agents, from all claims arising from the towing and storage of the automobile.

(t) Each Unit is permitted a maximum of two (2) household pets provided that such pets are (a) permitted to be kept by applicable laws and regulations, (b) not kept, bred or maintained for any commercial purpose, (c) not left unattended on balconies or in lanai areas and (d) generally are not a nuisance to residents of other units or of neighboring buildings. The following breeds, whether pure bred or mixed with any other breed of dog, are strictly prohibited: Pitbull, Rottweiler, German Shepard, Husky, Malamute, Doberman Pincher, Chow Chow, and any Wolf-dog hybrid. Any type of dog with a known bite history is strictly prohibited. Any pet which the Board of Directors deems, in its sole discretion to be dangerous, aggressive, or a nuisance is prohibited, and shall be permanently removed by the resident from the condominium property with five (5) days of receipt of written notice of demand for removal. All pets must be kept on a leash no more than six (6) feet in length at all times when outside the confines of a unit. Residents must pick up all solid waste of their pets and dispose of such waste appropriately.

END OF DOCUMENT