Prepared by and return to:
Barbara J. Prasse, P.A.
Post Office Box 173497
Tampa, Florida 33672

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2015135283 05/14/2015 at 08:52 AM
OFF REC BK: 18779 PG: 1909-1910
DocType:CONDO RECORDING: $18.50

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

This is to certify that at a duly called meeting of the members of Key Manor Condominium Association, Inc. (the "Association") held on March 10, 2015, at which a quorum of the voting interests were present, the attached Amendment to the Declaration of Condominium of Key Manor Condominium, a Condominium, was duly adopted by the membership as required therein. The Declaration of Condominium of Key Manor Condominium, a Condominium was originally recorded in Official Records Book 4909, Page 149, et seq., of the Public Records of Pinellas County, Florida, and as it exists as originally recorded and subsequently amended. The Condominium Plat related thereto is found in Condominium Plat Book 36, Page 66, et seq., of the Pinellas County Public Records. The attached consists of one page.

IN WITNESS WHEREOF, KEY MANOR CONDOMINIUM ASSOCIATION, INC., has caused this instrument to be signed by its duly authorized officer on this 29 day of April, 2015.

Debra A. Larson
Signature of Witness #1

Debra Larson
Printed Name of Witness #1

Signature of Witness #2

Justyna Koszkowska
Printed Name of Witness #2

KEY MANOR CONDOMINIUM ASSOCIATION, INC.

By: Mary L. Chapman
Signature

MARY L. CHAPMAN
President of Board
Printed Name and Title

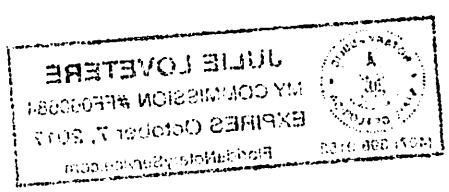
STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 29 day of April, 2015 by Mary L. Chapman, as President of Key Manor Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Julie Lovetere
NOTARY PUBLIC - State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
JULIE LOVETERE
MY COMMISSION #FF060684
EXPIRES October 7, 2017
(407) 398-0153 FloridaNotaryService.com


JULIE LOVETERE
MY COMMISSION #FF060084
EXPIRES October 7, 2017

APPROVED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM, A CONDOMINIUM

The following is an approved amendment to the Declaration of Condominium of Key Manor Condominium, a Condominium, originally recorded at Official Records Book 4909, Page 149, et seq., Public Records of Pinellas County, Florida, as subsequently amended.

(New wording is underlined. Omissions indicated by ellipsis ... Deleted wording is ~~double strikethrough.~~)

Item No. 1: Section 13, Subsection (b) is amended to read as follows:

13. ASSESSMENT, LIABILITY, MAINTENANCE, LIEN & PRIORITY INTEREST, COLLECTION. Common expense shall be assessed against each condominium parcel of the Association as provided in paragraphs 8 and 9 above, including those expenses which may be incurred for services which have been contracted by the Association.

* * *

(b) Failure to pay any assessment when due shall entitle the Association to the right to record and foreclose a Claim of Lien as set forth in Chapter 718.116, Florida Statutes. All assessments which are not paid shall bear interest at the highest rate allowed by law to charge to individuals in the State of Florida and shall be subject to a late fee of $25.00 for each delinquent assessment.

END OF APPROVED AMENDMENT

Prepared by and return to:
Barbara J. Prasse, P.A.
Post Office Box 173497
Tampa, Florida 33672

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2015135282 05/14/2015 at 08:52 AM
OFF REC BK: 18779 PG: 1907-1908
DocType:CONDO RECORDING: $18.50

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

This is to certify that at a duly called meeting of the members of Key Manor Condominium Association, Inc. (the "Association") held on March 31, 2015, at which a quorum of the voting interests were present, the attached Amendment to the Declaration of Condominium of Key Manor Condominium, a Condominium, was duly adopted by the membership as required therein. The Declaration of Condominium of Key Manor Condominium, a Condominium was originally recorded in Official Records Book 4909, Page 149, et seq., of the Public Records of Pinellas County, Florida, and as it exists as originally recorded and subsequently amended. The Condominium Plat related thereto is found in Condominium Plat Book 36, Page 66, et seq., of the Pinellas County Public Records. The attached consists of one page.

IN WITNESS WHEREOF, KEY MANOR CONDOMINIUM ASSOCIATION, INC., has caused this instrument to be signed by its duly authorized officer on this 29 day of April, 2015.

Debra A. Larsen
Signature of Witness #1

Debra Larson
Printed Name of Witness #1

Signature of Witness #2

Justyna Ciszkowska
Printed Name of Witness #2

KEY MANOR CONDOMINIUM ASSOCIATION, INC.

By: Mary L. Chapman
Signature

MARY L. CHAPMAN
President of Board
Printed Name and Title

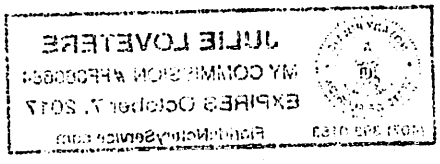
STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 29 day of April, 2015 by Mary L. Chapman, as President of Key Manor Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Julie Lovetere
NOTARY PUBLIC - State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
JULIE LOVETERE
MY COMMISSION #FF060684
EXPIRES October 7, 2017
(407) 398-0153 FloridaNotaryService.com


JULIE LOVETERE
MY COMMISSION #FF000864
EXPIRES October 7, 2017
FloridaNotaryService.com

APPROVED AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM, A CONDOMINIUM

The following is an approved amendment to the Declaration of Condominium of Key Manor Condominium, a Condominium, originally recorded at Official Records Book 4909, Page 149, et seq., Public Records of Pinellas County, Florida, as subsequently amended.

(New wording is underlined. Omissions indicated by ellipsis … Deleted wording is ~~double strikethrough.~~)

Item No. 1: Section 18, Subsection (o) is deleted in its entirety:

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

* * *

~~(o) New Purchasers – Limitations on Leasing. No unit may be leased or rented by a new owner who acquires title to unit in the Condominium after the effective date of this amendment unless the Board of Directors approves the unit owners for rental approval. Said approval shall be based upon a hardship condition which occurs after the time that they purchased their unit. Examples of potential hardship include accidents or other medical situations which prevent the owner from occupying the unit, or other similar hardship situations. Such approval by the Board shall not be unreasonably withheld and all unit owners must comply with all rules and regulations regarding the rental of all units.~~

END OF APPROVED AMENDMENT

RECORDED

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2011205696 08/04/2011 at 09:10 AM
OFF REC BK: 17320 PG: 2094-2097
DocType:CONDO RECORDING: $35.50

PREPARED BY AND RETURN TO:
Fernandez Florida Law, P.A.
4805 S. Himes Ave.
Tampa, Florida 33611

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM ASSOCIATION, INC.

This is to certify that at a duly called meeting of the members of Key Manor Condominium Association, Inc. (the "Association") held on July 5, 2011, at which a quorum of the voting interests were present, the attached Amendments to the Declaration of Condominium of Key Manor Condominium Association, Inc., were duly adopted by the membership as required therein. The Declaration of Condominium of Key Manor Condominium Association, Inc., was originally recorded in Official Records Book 4909, Page 149, of the Public Records of Pinellas County, Florida, and as it exists as originally recorded and subsequently amended. The Condominium Plat related thereto is found in Condominium Plat Book 36, Page 66, of Pinellas County Public Records. The attached consists of three pages.

IN WITNESS WHEREOF, KEY MANOR CONDOMINIUM ASSOCATION, INC., has caused this instrument to be signed by its duly authorized officer on this 20th day of July, 2011.

KEY MANOR CONDOMINIUM ASSOCIATION, INC.

By: Mary Cunningham
President
MARY CUNNINGHAM
Printed Name and Title

Signature of Witness #1
S. McDERMOTT
Printed Name of Witness #1

Signature of Witness #2
DEBIE MONTE
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 20TH day of July, 2011, by MARY CUNNINGHAM as PRESIDENT of Key Manor Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced FL Driver License as identification.

Signature of Notary Public – State of Florida

My Commission Expires:
7/17/2012

DEBIE B. MONTE
Notary Public - State of Florida
My Comm. Expires Jul 17, 2012
Commission # DD 807042

APPROVED AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF KEY MANOR CONDOMINIUM, A CONDOMINIUM

The following are amendments to the Declaration of Condominium of Key Manor Condominium, a Condominium, originally recorded at Official Records Book 4909, Page 149, Public Records of Pinellas County, Florida, as subsequently amended.

(New Working Underlined; Deleted Working ~~Stricken Through~~,
Except when Amendment Involves Substantial Reworking)

. . .

Item No. 1: Section 18, Subsection (o) shall be amended to read as follows:

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

* * *

(o) New Purchasers — Limitation on Leasing. No unit may be leased or rented by a new owner who acquires title to any unit in the Condominium after the effective date of this amendment ~~during the twenty-four (24) consecutive calendar months following transfer of title to a unit, provided that~~ unless the Board of Directors ~~may~~ approves ~~exceptions to this restriction in cases where~~ the unit owners for rental approval. Said approval shall be ~~are unable to occupy their unit~~ based upon a hardship condition which occurs after the time that they purchased their unit ~~and during the first twenty-four (24) months of ownership~~. Examples of potential hardship ~~exceptions~~ include accidents or other medical situations which prevent the owner from occupying the unit, or other similar hardship situations. Such approval by the Board shall not be unreasonably withheld and all unit owners must comply with all rules and regulations regarding the rental of all units.

Item No. 2: Section 18, Subsection (p) shall be amended to read as follows:

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

(p). Limitation on Ownership. In order to promote owner occupancy of properties, and in addition to any other restrictions contained in this Declaration, no persons, corporations, or other legal entities may acquire title to more than ~~two (2)~~ ~~five (5)~~ four (4) units in the community, either directly or indirectly. This shall apply to acquisitions of additional units by immediate family members of an owner; and to acquisitions by any companies or entities that are related to the owner of another unit, such as those that have common officers, directors or partners, or where companies owning units have majority stockholders that also own other units. This restriction shall not apply to any persons or entities that properly own more than ~~two (2)~~ ~~five (5)~~ four (4) units

as of the effective date of this amendment, but such persons or entities shall not be allowed to acquire any additional units in the future if they own ~~two~~ four or more units, directly or indirectly. Any transfer that is made in violation of this provision may be set aside by the Association, and both parties to any such transaction will be jointly and severally liable for all costs and attorneys' fees incurred by the Association as a result of any prohibited transfer. In the event of any question regarding the applicability of this section to a proposed transfer, a request in writing is to be made for clarification by the Board of Directors prior to the date of any such transfer.

Item No. 3: Subsection (q) of Section 18 shall been amended as follows:

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

* * *

(q) As of July 11, 2006, all leases entered after the effective date of this amendment ~~will~~ shall be required to have a lease term of no less than ~~be for a term of~~ one (1) year. Prior to the commencement of a lease, the Owner is required to submit a copy of the lease to the Association along with such information regarding the tenants, as may be reasonably required on a form to be developed by the Association for this purpose. The Association shall have the right to run a background check on the prospective tenant, a cost which shall be paid for by the unit owner. The Association has the right to refuse any tenant for failure to comply with this Section 18 of the Condominium Declarations. The unit owner shall provide the Condominium Association with a copy of the lease agreement, wherein a term of at least 12-months shall be stated as the lease term in the agreement. ~~The Condominium Association will not have the authority to disapprove any lease unless it is not for a term of one (1) year.~~ As a condition precedent to approving a lease agreement and the tenant for rental, the unit owner must be current on all Condominium Association maintenance and special assessments payments. Failure to be current shall be cause for the Association to deny acceptance of the prospective tenant and approval of the lease agreement. If a lease agreement is approved by the Association and the unit owner later becomes delinquent on Association maintenance or special assessments, the Condominium Association shall have the right to collect all rental payments directly from the tenant in order to bring the unit owner current on maintenance and assessments. If the tenant fails to turn over the rental payment to the Association after written notice has been provided, the Association shall have the right to evict the tenant pursuant to Florida Statute 718.116 (11). Prior to the expiration of the term of the lease, the Association may notify the Owner that it is disapproving any further renewal of the lease if the tenants have violated the terms of this Declaration, or the Rules and Regulations of the Association, on more than one occasion, or have failed to correct any such violations.

In addition to the foregoing, the unit owner shall be fully liable and responsible for any and all maintenance expenses incurred as a result of the tenants use or occupancy of the unit. These expenses include, but are not limited to, plumbing issues, electrical issues, flooding issues, etc. The unit owner shall have 30-days to reimburse the Condominium Association after receipt of written demand. In the event the Association must retain counsel to obtain payment of said maintenance expenses, the unit owners shall be responsible for paying any and all cost incurred to collect such expenses, including reasonable attorney fees.

In the event that the tenant has a roommate, a background check is also required. The tenant or unit owner shall be responsible for payment of a background check.

Item No. 4: Subsection (r) (1) to Section 18 is hereby amended to read as follows:

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

* * *

Leasing Cap.

(1) No residential unit shall be leased where the aggregate number of residential leases, approved and existing at time of application, exceeds ~~twenty-five~~ ~~forty-nine~~ forty-five percent (~~25~~ ~~49~~ 45%) of the total number of residential units in the condominium. Should the Association disapprove of a lease by reason of this provision, the unit owner(s) seeking approval of a lease shall be placed on a waiting list maintained by the Association, and offered the opportunity to lease their unit(s) in accordance with the following provisions. The provisions and restrictions contained in this paragraph (r) (1) shall be exempt for Unit Owners who are Military Personnel deployed on active duty.

Item No. 5: A new Subsection (s) is hereby added to Section 18 to read as follows:

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

* * *

(s) (2) As a condition of approval, the owner(s) and tenant(s) shall be required to sign a Lease Addendum form prepared by the Association, which shall contain an agreement of the tenant to comply with this Declaration and all other documents governing or affecting the condominium; shall contain a provision appointing the Association as agent for the owner so the Association may act on behalf of the owner to enforce the lease, evict the tenant, collect rental income to bring the unit owner current on overdue maintenance of special assessments, or otherwise; and if a Lease Addendum is not executed, the lease shall be deemed to include such provisions. A Uniform Lease Addendum meeting these requirements, in a form satisfactory to the Association, shall be made available by the Association. The owner shall not be relieved of any liability or responsibility hereunder by virtue of the existence of said lease, Lease Addendum or any of the foregoing provisions. The Association also has the right to require, as a condition to permitting the leasing of a unit, that all assessments in regard to the unit be current.

END OF APPROVED AMENDMENTS