

Prepared by and return to:
Audrey Wanich, Esq.
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603

AMENDED CERTIFICATE OF RECORDING OF AMENDMENT TO THE DECLARATION OF COVENANTS AND CONDITONS FOR GEORGETOWN EAST ASSOCIATION, INC.*

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium for Georgetown East Association, Inc., a Florida not-for-profit corporation, as same is recorded in Official Records Book 6085, Page 1029, of the Public Records of Pinellas County, Florida, was duly adopted by the Association membership, in the manner provided in the Governing Documents at a meeting held February 7th, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 17th day of February 2023.

WITNESSES:

Sign Cady Widell
Print name: Cady Widell

Sign John Muley
Print name: John Muley

GEORGETOWN EAST ASSOCIATION, INC., a Florida not-for-profit corporation

By: Audrey Wanich
Audrey Wanich, as Association Attorney and Agent

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 17th day of February 2023, by Audrey Wanich, as Association Attorney and Agent for Georgetown East Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me.

[NOTARY SEAL]



NOTARY PUBLIC:

SIGN: Jenny McClure
PRINT: Jenny McClure
State of Florida at Large

My commission expires: 9/27/2026

*Amended to correct below Amendments Number Four and Number Six, which were incorrect on the previous recording at Official Records Book 22348, Page 329, of the Public Records of Pinellas County, Florida.

ADOPTED AMENDMENT TO THE DECLARATION OF
CONVENANTS AND CONDITIONS FOR GEORGETOWN EAST ASSOCIATION, INC.

1. Amendment to Declaration, Article II, to create a new Section 2(a), to read as follows:

ARTICLE II
PROPERTY RIGHTS AND DUTIES

...
Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the Common Area to the members of his family or his tenants.

...
(a) The minimum lease term required is six (6) months. No Lot or residence may be rented or leased for a shorter period of time.

2. Amendment to Declaration, Article II, to create a new Section 2(b), to read as follows:

ARTICLE II
PROPERTY RIGHTS AND DUTIES

...
Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the Common Area to the members of his family or his tenants.

...
(b) No Lot and residence can be rented or leased more than three (3) times within a calendar year.

3. Amendment to Declaration, Article II, to create a new Section 2(c), to read as follows:

ARTICLE II
PROPERTY RIGHTS AND DUTIES

...
Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the Common Area to the members of his family or his tenants.

...
(c) Only entire residences may be rented or leased. No rental of individual rooms is permitted.

4. Amendment to Declaration, Article II, to create a new Section 2(d), to read as follows:

ARTICLE II
PROPERTY RIGHTS AND DUTIES

...
Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the Common Area to the members of his family or his tenants.

...
(d) No residence or Lot may be rented or leased during the first two years (24 months) of ownership, beginning with purchases after the effective date of this amendment.

The term "lease" shall be defined as any use of any Lot or Residence Unit by persons other than the owner, where money or other consideration is provided to the owner in exchange for use of the residence and Lot.

- 5. Amendment to Declaration, Article II, to create a new Section 2(e), to read as follows:

ARTICLE II
PROPERTY RIGHTS AND DUTIES

...
Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the Common Area to the members of his family or his tenants.

...
(e) Any Owner wishing to rent or lease their Lot and Residence must provide a copy of the signed lease to the Association for its Records. This includes any renewals of a Lease already in effect.

- 6. Amendment to Declaration, Article II, to create a new Section 2(e), to read as follows:

ARTICLE II
PROPERTY RIGHTS AND DUTIES

...
Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the Common Area to the members of his family or his tenants.

...
(f) No Lot or residence can be sublet and no lease can be assigned to a sub-tenant.

NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."