

Prepared by and Return to:
Robert L. Todd, Esquire
Association Assessment Attorneys, P.A.
111 2nd Ave. NE 539
St. Petersburg FL 33701
(727) 748-2435 (Telephone)
Rtodd@AssociationAA.com (Email)

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
ARLINGTON LOFTS CONDOMINIUM ASSOCIATION, INC.

We hereby certify that the amendments to the Declaration of Condominium of Arlington Lofts Condominium Association, Inc., attached hereto as Exhibit A, which Declaration was originally recorded at Official Records 15168, Page 1691 et seq. of the Public Records of Pinellas County, Florida, was duly adopted by an affirmative vote of sixty-six and two thirds (66 and 2/3s) of the total votes of the membership present in person or by proxy at the duly called meeting of the members held on February 26, 2021 as required by Article 10.1, of the Declaration of Condominium of Arlington Lofts Condominium Association, Inc. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

DATED this 30th day of November 2021.

Signed, sealed and delivered

Arlington Lofts Condominium Association,
Inc.

in the presence of:

sign: Delgado
print: Dainely Delgado
sign: Jharmel Santiago
print: Jharmel Santiago

By: Jim Kleymen, PRESIDENT
Jim Kleymen, President

Signed, sealed and delivered
in the presence of :

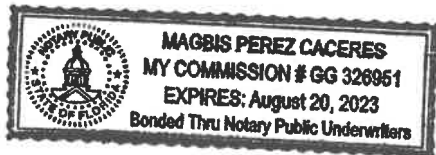
sign: Delgado
print: Dainely Delgado
sign: Jharmel Santiago
print: Jharmel Santiago

By: Brian Pisano
Brian Pisano, Treasurer

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30th day of November 2021, by Jim Kleyman as President of Arlington Lofts Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign

print

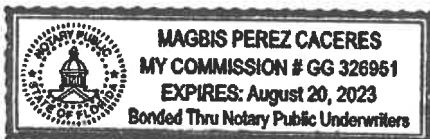
Magbis P. Caceres

State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30th day of November 2021, by Brian Pisano as Treasurer of Arlington Lofts Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign

print

Magbis P. Caceres

State of Florida at Large (Seal)

My Commission expires:

**AMENDMENT TO DECLARATION OF
ARLINGTON LOFTS CONDOMINIUM ASSOCIATION, INC.**

[Additions are indicated by underline; deletions by ~~strike-through~~; Provisions which are not addressed remain unchanged]

8. MAINTENANCE, ALTERATION AND IMPROVEMENT.

Responsibility for the maintenance of the Condominium Property, and restrictions upon its alteration and improvement shall be as follows:

8.1 Units.

(b) By the Unit Owner. The responsibility of the Unit Owner for maintenance repair and replacement shall be as follows:

(6) Unit Owners shall maintain all areas of their Units which are not the responsibility of the Association as set forth in the above Article 8. Major repairs and renovations such as window replacement, when required, shall be coordinated, for purposes of uniformity and economy, by the Association with the cooperation of the Unit Owners who are responsible for the payment and costs of such expenses for repair and maintenance.

(7) In the event a Unit Owner shall fail to maintain all areas of their Units which are not the responsibility of the Association as set forth in the above Article 8, the Association, upon approval of the Board of Directors at a dually noticed meeting held to address such issues, shall have the right to enter such Unit and repair, maintain, and restore the portions of the Unit which are the Unit Owner's responsibility under this Article 8. The costs of such maintenance, including all administrative, legal, and construction expenses, shall become an assessment collectible against the Unit which was maintained, repaired, or restored. This assessment shall be collectible in the manner described in Article 9.2 of this Declaration and all subsequent sub-sections, and is also subject to lien and foreclosure in the manner set forth in Florida Statute Sections 718.121 and 718.116.