

CERTIFICATE OF AMENDMENT
TO
COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION

Pursuant to the Declaration of Condominium, By-Laws, and all laws promulgated by the State of Florida, the Declaration of COUNTRY CLUB VILLAS, A CONDOMINIUM, which has been recorded in O. R. Book 5012 page 109 et seq., in the Official Records of Pinellas County, Florida, is amended by amending the following:
Amendments to read as follows:

DECLARATION OF CONDOMINIUM:

SECTION 14. Restrictions on Transfer of Unit.

14.1 Transfers Subject to Approval

(b) Lease. No Unit Owner may lease a Unit or any interest therein (by lease for a period in excess of one year) without approval of the Association.

PROPOSED: (b) Lease. No Unit Owner may lease a Unit or any interest therein without approval of the Association. A six month lease is the minimum allowable. NOTE ** This is presently in the rules and regulations, and Article 13.3 Leasing.

PROPOSED: ADD (e) Visitors. All Unit owners shall first obtain Association approval with regard to visitors occupying the Unit. This shall be done 10 days prior to such visitation.

14.2 Approval by Association.

(a) Notice to Association.

(2) Lease - A Unit Owner intending to make a bona fide lease of his Unit or any interest therein (for a period of one year) shall give to the Association notice, in writing, of such intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require, and an executed copy of the proposed lease, contingent on Association approval.

PROPOSED: DELETE: for a period of one year

The undersigned, officers/directors of the COUNTRY CLUB VILLAS, A Condominium, do hereby certify under oath that the amendments to the Declaration of Condominium, Articles of Incorporation, and Bylaws listed above were adopted in strict compliance with the Declaration of Condominium, Bylaws, and all laws promulgated by the State of Florida affecting said condominium by a vote of two-thirds of the eligible voting members of the COUNTRY CLUB VILLAS, A Condominium. The adoption of the above amendments occurred at the ANNUAL MEETING of owners, which was held on February 21, 1990

01 RECORDING
REC <u>6.0</u>
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____
TOTAL <u>6.0</u>
<u>MT</u>

Leonard D. DeBlaker, Secretary

Emmanuel A. Matthews President

Sworn to and subscribed before me this 23rd day of February 1990 appeared the above officers.

State of Fl. County of Pinellas

KARLEEN F. DEBLAKER, CLERK
APR 11, 1990 8:55AM

William A. Somatunga
NOTARY

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED
IN CONDOMINIUM PLAT BOOK 411 PAGES 35 THRU 39 INCL.

Kathy L. Casura (Prepared)
P.O. Box 27094
St. Pete, FL 33712

My Commission Expires
Dec 1st 1991
William A. Somatunga
NOTARY

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
P.O. Box 14409
St. Petersburg, Florida 33733

Condominium Plats pertaining
hereto are filed in Plat Boo 41, Pages 35-39.

**AMENDMENTS TO DECLARATION OF
COUNTRY CLUB VILLAS, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC., a Condominium, 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 5012, beginning with Page 109, 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 February 16, 2005, 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, 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:

Article 13.6 Pets

~~No pet or other animal may be kept in any Unit or in the Common Elements, except that each Unit may contain one fish aquarium of not greater than ten gallons capacity. The Sponsor may in its discretion permit a Unit Owner to keep a pet that he owns upon purchasing a Unit from the Sponsor until the death of that pet.~~

Only a dog, cat, or fish aquarium may be kept in any Unit. No pets may be kept in the Common Elements. Only one fish aquarium of not greater than ten gallons capacity may be kept in any Unit. At no time will any pet over 25 pounds, fully grown, be allowed. Any violation of the above policy will result in the immediate eviction of the pet. In any proceeding arising because of an alleged failure of a Unit Owner to comply with these terms, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be awarded by the court.

Article 14.1(e) Visitors.

~~All Unit Owners shall first obtain Association approval with regard to visitors occupying the Unit. This shall be done ten days prior to such visitation.~~

All Unit Owners shall first obtain Association approval with regard to visitors occupying the Unit for greater than thirty days. This shall be done prior to such visitation.

RESOLVED, further, that said Amendments to the Declaration of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

COUNTY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.

BY: [Signature]
President

BY: [Signature]
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30th day of April,
2005, by Justo Gonzalez, II, the President and Thomas Kahler,
the Secretary, who are personally known to me or who have produced
[Signature] as identification and
who did take an oath and depose and says that they executed the foregoing Amendment
and acknowledge to and before me that they executed said Amendment for the purpose

therein expressed.

Witness my hand and official seal this 30th day of April, 2005.

Marie Koury
Notary Public

My commission expires:

Marie Koury
Notary Name Typed/Printed



(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.)