

Prepared By and Return To:
GREENBERG NIKOLOFF, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
GULF FRONT LAGOON, A CONDOMINIUM
AND

BY-LAWS OF GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members of Gulf Front Lagoon Condominium Association, Inc. (the "Association"), held on November 14, 2023, in accordance with Article 29 of the Declaration, the Declaration of Condominium for Gulf Front Lagoon, A Condominium, as originally recorded in O.R. Book 6697, Page 1902 et seq. of the Public Records of Pinellas County, Florida, and as amended, and by a majority vote of the members, the By-Laws of Gulf Front Lagoon Condominium Association, Inc., originally recorded at O.R. Book 6697, Page 1937 et seq. of the public records of Pinellas County, Florida, are hereby amended in accordance with Exhibit "A" said amendments being duly adopted by the membership.

IN WITNESS WHEREOF, GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 4th day of December, 2023.

GULF FRONT LAGOON CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

By: Luby C Sidoff
Luby C Sidoff, President
Printed Name

ATTEST:

Stephanie Stiles
Stephanie Stiles, Vice President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4th day of December, 2023, by Luby Sidoff, as President, and Stephanie Stiles as Vice President, of GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

Colleen Groth
NOTARY PUBLIC

Commission # GG 982663
Expires July 22, 2024
Bonded Thru Budget Notary Services
COLLEEN GROTH



COLLEEN GROTH
Commission # GG 982663
Expires July 22, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"
SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF CONDOMINIUM
AND BYLAWS FOR GULF FRONT LAGOON
AND THE

BYLAWS OF GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

1. Section 20.02 of the Declaration shall be amended to read as follows:

~~Should a Unit Owner wish to sell or transfer his Unit, he shall, before accepting any such offer, deliver to the Board a written notice containing the same and address of the person to whom the proposed sale or transfer is to be made and such other reasonable information requested within five (5) days from receipt of such notice from the Board, an offer may be~~ accepted contingent on approval by the Board. The Unit Owner and/or realtor must contact the Board to obtain the application materials to provide to the prospective buyer. The process for application shall be adopted by the Board of Directors and must be followed for all unit sales.

2. Section 20.03 of the Declaration shall be amended to read as follows:

The Board, within thirty (30) days after receiving such notice and such supplemental information as it requires shall either consent to the transaction specified in said notice or, by written notice to be delivered to the Unit Owner's Unit or mailed to the place designated by the Unit Owner in his notice, designate the reason or reasons for denying approval. The consent of the Board shall be in proper recordable form, signed by any officer of the Association before two witnesses and acknowledged by a notary public, and shall be delivered to the purchaser or lessee. Should the Board fail to act within the time stated above the Board shall, nevertheless, prepare and deliver its written approval in the required proper recordable form, and no conveyance of title or interest whatsoever shall be deemed valid without such consent of the Board.

The condominium association will not approve sales or rentals to persons for the following reasons:

- (i) Conviction (including any pleas of guilty or no contest) of any violent, theft or drug sales or manufacturing related crime within the ten (10) year period immediately preceding the proposed transfer date, unless the individual's civil rights have been fully restored by the State of Florida;
- (ii) Documented non-compliance with any specific requirements set forth in the Association's Governing Documents, including any rules and regulations;
- (iii) Providing false or incomplete information in connection with an application;
- (iv) Two or more previous residential evictions; or
- (v) Status as a registered sex offender in any State or Federal database.

3. Section 20.09 of the Declaration shall be deleted in its entirety:

~~This Section shall not be applicable to Developer, which is irrevocably empowered to sell, lease, or rent Units to any lessees or purchasers. Developer may make such use of its Units and the Common Elements as may facilitate sales of said Units, including, but not limited to maintenance of a sales office, display of sales signs, leasing said Units and showing said Units for sale to prospective purchasers. Sales offices, signs and all items pertaining to sales shall not be considered Common Elements and shall remain the property of Developer.~~

4. Article XVI of the Bylaws, Remedies for Violations and Disputes, is deleted in its entirety and is replaced by an all new Article XVI to read as follows:

Article XVI. Fines

Fines may be levied in accordance with the procedures set forth in the Florida Statutes, as they may be amended from time to time.