

Prepared by and return to:
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CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP OF CHATEAUX DE BARDMOOR INC.,
NO. 7, A CONDOMINIUM

I hereby certify, in accordance with the requirements of the applicable Florida Statutes and the governing documents of the Association, the Declaration of Condominium Ownership of Chateaux De Bardmoor Inc., No. 7, a Condominium, recorded in Official Records Book 3603, Page 519, et seq., in the Public Records of Pinellas County, Florida was amended at a duly called meeting of the members of Chateaux De Bardmoor Condominium Owners Association, Inc., on December 3, 2020. The adopted amendment is attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the Chateaux De Bardmoor Condominium Owners Association, Inc., has caused this instrument to be signed by its duly authorized officer on this 11th day of February, 2021.

Richard Sanford
(Signature of Witness #1)

RICHARD SANFORD
(Printed Name of Witness #1)

Jeffrey S. Kay
(Signature of Witness #2)

JEFFREY S. KAY
(Printed Name of Witness #2)

CHATEAUX DE BARDMOOR CONDOMINIUM
OWNERS ASSOCIATION, INC.

By:

Molly Burchholder
(Signature)

Molly Burchholder Director 7
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of February, 2021, by Molly Burchholder as Director of Chateaux De Bardmoor Condominium Owners Association, Inc., on behalf of the corporation, and is personally known to me or has produced _____ as identification.

My Commission Expires:



Linda L. Loud
NOTARY PUBLIC - State of Florida at Large

EXHIBIT "A"

CHATEAUX DE BARDMOOR CONDOMINIUM OWNERS ASSOCIATION, INC.

ADOPTED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF CHATEAUX DE BARDMOOR INC., NO. 7, A CONDOMINIUM

The following is an adopted amendment to the Declaration of Condominium Ownership of Chateaux De Bardmoor Inc., No. 7, a Condominium, originally recorded in Official Records Book 3603, Pages 519-535 et seq., within the Public Records of Pinellas County, Florida, as subsequently amended:

[NOTE: New wording is underlined, deleted wording is ~~stricken through~~, and *** indicates omitted text.]

Section 15 of the Declaration of Condominium Ownership of Chateaux De Bardmoor Inc., No. 7, a Condominium, is hereby amended as follows:

15. Maintenance: The responsibility for the maintenance of the condominium unit and parcels as it may apply hereafter with exception of those responsibilities for management as provided for by the Association with ~~BARDMOOR VILLAGE MAINTENANCE CO., INC.~~, in accordance with the ~~Maintenance Agreement attached hereto as Exhibit "B"~~, shall be as follows:

(c) Material Alterations and Substantial Additions by the Association.

(1) The Association is authorized to undertake alterations, additions or improvements to the common elements that are required for the Association to perform its maintenance duties as set forth herein, or that may be required by law, or that are required in the event of an emergency, or to protect the health, safety and welfare of the community, without the need for a membership vote.

(2) The Association shall have the authority to change the paint color of any common elements without a membership vote, provided the color or colors used are consistent with a color palate developed and adopted by an appointed committee. The paint color committee shall be comprised of not less than five committee members, the majority of which shall consist of unit owners who are not members of the Board of Directors. Notwithstanding the foregoing, the color of a residential building may not be changed without the consent and approval of 75% of the owners residing in such building. Furthermore, no paint color that is not on the approved color palate may be used on the exterior of a residential building without further approval of the Board of Directors.

(3) The Association shall have the authority to undertake other alterations, additions or improvements to the common elements provided the costs associated with such undertaking(s) shall not exceed ten percent (10%) of the total operating budget of the Association, in the aggregate, in any twelve month period. Any alterations, additions or improvements exceeding the ten percent (10%) threshold must first be approved by the affirmative vote of a majority of the unit owners of the Association. Any such alteration or improvement shall not interfere with the rights of any unit owner without the unit owner's consent.

END OF ADOPTED AMENDMENT