

Prepared by, record and return to:  
Seth D. Chipman, Esquire  
96 Willard St., Suite 204  
Cocoa, FL 32922

**CERTIFICATE OF AMENDMENT TO DECLARATION  
OF  
PEARL OF THE SEA CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Chapter 718, Florida Statutes, and the provisions of the Declaration of the PEARL OF THE SEA CONDOMINIUM ASSOCIATION, INC. ("Association"), which Association is responsible for the management and operation of The PEARL OF THE SEA, a Condominium, according to the Declaration thereof, as originally recorded in Official Record Book 5472, Page 8429, and all amendments thereto, in the Public Records of Brevard County, Florida; and pursuant to a vote of approval as set forth in the Declaration, the Declaration is amended as follows:

**1. Article X (erroneously labeled as Article IX), Paragraph B of the Declaration is amended as follows:**

The unit may be rented provided the occupancy is only by one (1) lessee and members of his immediate family and guests. The minimum rental period is ~~one (1) week~~ thirty (30) days, ~~which minimum rental period shall not be amended without the approval of seventy percent (70%) of the unit owners in the Condominium.~~ Licensing a unit for use, or occupying a unit in exchange for consideration or compensation, or advertising for such uses, by any person in their individual capacity, or in their capacity as a member, beneficiary, or affiliate of any other entity, for a period of less than thirty (30) days is also prohibited. No individual rooms in a unit may be rented, licensed for use, or occupied in exchange for consideration or compensation for any time period, and no transient tenants may be accommodated. No lease of a unit shall release or discharge the owner thereof with compliance with this Section X or any of his other duties as a unit owner. Timesharing of units is prohibited. Ownership of a unit on a monthly or weekly time sharing program is prohibited. Subleasing of units is prohibited. All leases shall be in writing and shall be subject to this Declaration, the Articles of Incorporation, By-Laws, and the Rules and Regulations of the Association and shall be approved by the Association, before any agreement is finalized and before any person starts occupying the unit, under an agreement where a person(s) is authorized to occupy a unit in exchange for consideration or compensation paid to the owner or their agent. The Association shall be authorized to charge a fee, in the amount authorized under Chapter 718, Fla. Stat., as amended from time to time, for the review and approval of any agreement where a person(s) is authorized to occupy a unit in exchange for consideration or compensation paid to the owner or their agent. The Association shall be authorized to enact Board made rules and regulations from time to time, governing occupancy and rental regulations, and setting forth procedures for pre-approval of occupancy of units by persons other than the owner and their guests, under a leasing or licensing agreement, or any other type of an agreement, where a person(s) is giving consideration or compensation to an owner or their agent, in exchange for occupying that owner's unit.

**2. Article X (erroneously labeled as Article IX), Paragraph R is added to the Declaration as follows:**

R. A condominium unit may not be licensed for use or advertised for a license for use, by any person in their individual capacity, or in their capacity as a member, beneficiary, principal, customer, or affiliate of any other entity for a period of less than thirty (30) days.

## CERTIFICATE OF ASSOCIATION

The undersigned, as President of PEARL OF THE SEA CONDOMINIUM ASSOCIATION, INC., hereby certifies that the foregoing Amendments to the Declaration were adopted by the membership of the Association, whose votes were cast in person or by proxy at a meeting duly held on February 1, 2021.

WITNESSES (TWO REQUIRED)

CAROL MANDERS  
Print Name: Carol Mander

Sharon Metz  
Print Name: Sharon Metz

PEARL OF THE SEA CONDOMINIUM  
ASSOCIATION, INC.

By: John A. Bianchi, President

Address: 137 S. Countyway Plwy # 592  
Merritt Isl, FL  
32952

IN WITNESS WHEREOF, the Association has caused this instrument to be executed on the date set forth below.

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2021, by John A. Bianchi, President of PEARL OF THE SEA CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation who produced FL. License as identification and did not take an oath.

Doreen Stallone-Pearce  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

