

*Eastwood Pines Townhome Association, Inc.*

# **Amendments 1 through 8**

To the Declaration of Condominium

22 pages

4 53 PM '79

CERTIFICATE BY EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., EVIDENCING AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF PINELLAS PINES TOWNEHOMES, PHASE I, A CONDOMINIUM, RECORDED IN O.R. BOOK 4095, COMMENC-

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**CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF PINELLAS PINES TOWNEHOMES, PHASE I, A CONDOMINIUM, CLEARWATER, FLORIDA**

THIS AMENDMENT to the Declaration of Condominium made this 19th day of January, 1977, by MCKEON CONSTRUCTION, a California corporation, authorized to do business in the State of Florida, called Developer, for itself, and as adopted by the membership and Board of Directors of PINELLAS PINES TOWNEHOMES, PHASE I, A CONDOMINIUM, for its successors, grantees and assigns.

WHEREAS, a Declaration of Condominium of Pinellas Pines Townhomes, Phase I, a Condominium, Clearwater, Florida, was recorded on October 25, 1973, in Official Records Book 4095, Page 565, of the Public Records of Pinellas County, Florida, as Clerk's Instrument No. 73149485, and,

WHEREAS, it is the purpose of this Amendment to change the name of the Condominium, and,

WHEREAS, pursuant to paragraph 12 of the Declaration of Condominium, notice of the Amendment was duly given to each unit owner and by a vote of not less than 66-2/3% of the entire membership of the Board of Directors and by not less than 66-2/3% of the votes of the entire membership of the Association, this Amendment was approved.

NOW, THEREFORE, the Declaration of Condominium of Pinellas Pines Townhomes, Phase I, a Condominium, is hereby amended as follows:

- Paragraph 1.1 is deleted and in lieu thereof is inserted the following:
  - 1.1 Name and address. The name of this Condominium shall be EASTWOOD PINES TOWNEHOMES, PHASE I, A CONDOMINIUM, and its address shall be 2933 Pine Cone Circle, Clearwater, Florida.
- Paragraph 3.4 is deleted and in lieu thereof is inserted the following:
  - 3.4 Easements. Easements are reserved through the Condominium property as may be required for utility services in order to serve this Condominium adequately and other adjoining Condominiums;

RETURN TO: ROGER A. LARSON, Esquire, Attorney, 33540  
 Suite 415 - 3400 West Bay Drive, Largo, FL 33540

PIONEER NATIONAL TITLE INSURANCE  
 800 Box 25  
 St. Petersburg, FL 33731

PIONEER NATIONAL TITLE INSURANCE  
 P.O. Box 25  
 St. Petersburg, FL 33731

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 15, PAGES 89 thru 91.

700

have been made in the amount of the last prior assessment and monthly installments on such assessment shall be due upon each installment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the board of directors. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due upon the date of the assessment if made on or after July 1st; and if made prior to July 1st, one-half of the increase shall be due upon the date of the assessment and the balance of the assessment upon the next July 1st. The first assessment shall be determined by the board of directors of the Association.

The notice of said special meeting, which was conducted on December 18, 1978, included a statement of the foregoing amendments in their entirety.

EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC.

By: Charles F. Grof  
as its President

By: Betty Gage  
as its Secretary

Christine B. Johnson  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Largo,  
My Commission Expires JULY 21, 1982

Donald R. McLaughlin

Witness

Dean McLaughlin  
Witness

Sworn to and subscribed before me this 18th day of December, 1978.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 18th day of December, 1978, by Charles Grof, as President, and Betty Gage, as Secretary, of Eastwood Pines Townhomes Association, Inc., a residential condominium, a Florida corporation, on behalf of the corporation.

My Commission Expires:

Christine B. Johnson  
Notary Public

Notary Public, State of Florida at Largo,  
My Commission Expires JULY 21, 1982

RETURN TO: POST OFFICE BOX 1300 CLEARWATER, FLORIDA 33517

This Warranty Deed Made and executed the 10th day of July A.D. 1979  
 40 Rec 72  
 41 St 287  
 42 Sur 52  
 43 Int  
 Tot 113  
 McKEON CONSTRUCTION, a California corporation  
 EASTWOOD PINES TOWNHOMES ASSOCIATION, INC.  
 and EASTWOOD PINES ASSOCIATION, INC., each  
 being a Florida non-profit corporation and own-  
 ing an undivided one-half interest in common,

hereinafter called the grantor, to  
 whose postoffice address is  
 2915 Pine Cone Circle, Clearwater, Florida 33520  
 hereinafter called the grantee:

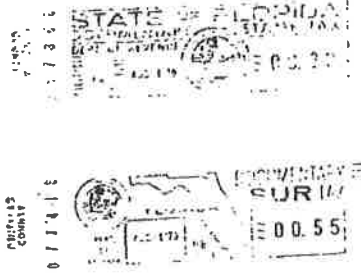
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
 the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other  
 valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain,  
 sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in  
 Pinellas County, Florida, viz:

(SEE ATTACHED EXHIBIT "A")

MAIL TO  
 JOHN HONIG, BLAKELY & J. IPE, P.A.  
 POST OFFICE BOX 360  
 CLEARWATER, FLA. 33617

THIS INSTRUMENT PAID FOR BY AMERICAN  
 SUGAR A. LAMON, CHIEF, HODGE & LAMON, P.A.  
 1001 N. W. 10th St. Suite 100  
 Largo, Florida 33480



Aug 6 4 46 PM '79

Together with all the tenements, hereditaments and appurtenances thereto belonging or in  
 anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee  
 simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully  
 warrants the title to said land and will defend the same against the lawful claims of all persons whom-  
 soever; and that said land is free of all encumbrances.

In Witness Whereof the grantor has  
 caused these presents to be executed in its name  
 and under seal, and has hereby authorized its  
 signature to be affixed on the day and year first  
 above written.  
 McKEON CONSTRUCTION

Signed, sealed and delivered in the presence of:

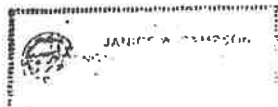
*Stephen H. Mawley*  
*John Honig*

By *Stephen H. Mawley* - L.S.

STATE OF CALIFORNIA  
 COUNTY OF SAN MATEO

The foregoing instrument was acknowledged before me this  
 10th day of July 1979, by Stephen  
 H. Mawley, Vice President, of McKEON  
 CONSTRUCTION, a California corporation,  
 on behalf of the corporation.

STAMPS



My Commission Expires: Dec. 25 1981

## EASTWOOD SHORES

Revised Tennis Court Legal  
Pinellas County Florida

Legal Description:

Commence at the Northeast corner of the Southeast 1/4 of Section 29, Township 29  
Range 16 East, Pinellas County, Florida; thence run N. 88°45'11"W along  
the North line of said quarter section a distance of 823.60 feet to a point; thence  
run S. 1°14'49"W a distance of 173.43 feet to the Point of Beginning; from said  
P. O. B. run S. 88°45'11"E, a distance of 93.00 feet to a point; thence run  
S. 1°14'49"W, a distance of 126.00 feet to a point 4.0 feet North of the Northerly  
line of Pinellas Pines Phase I (a condominium); thence run S. 88°45'11"E,  
parallel to and 4.0 feet Northerly of said line a distance of 197.46 feet to a point  
on the Westerly right-of-way line of Bough Avenue; thence S. 0°32'20"E, along  
said right-of-way line a distance of 4.00 feet to a point on the said Northerly line  
of Pinellas Pines Phase I; thence N. 88°45'11"W, along said Northerly line and  
continuing along the Northerly line of Pinellas Pines Townhomes Phase I (a  
condominium) a distance of 417.94 feet to a point on the Easterly right-of-way  
line of Pine Cone Circle; thence Northerly along said right-of-way line along  
the arc of a curve to the left a distance of 4.25 feet, said curve having a radius of  
96.00 feet, a chord of 4.25 feet, bearing N. 18°42'17"W, to a point; thence  
S. 88°45'11"E parallel to and 4.00 feet Northerly from the said Northerly  
line of Pinellas Pines Townhomes Phase I a distance of 112.91 feet to a point,  
thence N. 1°14'49"E a distance of 126.00 feet to a point; thence S. 88°45'11"E,  
16.50 feet to the Point of Beginning.

MAIL TO:  
JOHNSON, MAKELY & POTY P.A.  
POST OFFICE BOX 1266  
CLEARWATER, FLA. 3351

01100 10, 1978

CONSENT OF MORTGAGEE

THIS CONSENT, made and entered into this 5<sup>th</sup> day of April, 1977, by REPUBLIC NATIONAL BANK OF DALLAS, hereinafter referred to as "MORTGAGEE."

WITNESSETH

WHEREAS, REPUBLIC NATIONAL BANK OF DALLAS, is the owner and holder of a mortgage dated May 2, 1973, and filed for record June 1, 1973, in O. R. Book 4000, Page 653, as Clerk's Instrument No. 73074204, Pinellas County, Florida, and Mortgage dated July 30, 1973, filed August 28, 1973, in O. R. Book 4071, Page 1414, as Clerk's Instrument No. 73118437, Pinellas County, Florida; and Mortgage dated October 9, 1973, filed for record October 25, 1973, in O. R. Book 4095, Page 612, as Clerk's Instrument No. 73149487, Pinellas County, Florida; which mortgages were modified by Amendment to Mortgages, dated April 16, 1976, filed May 14, 1976, in O. R. Book 4411, Page 837, as Clerk's Instrument NO. 76069600; and

WHEREAS, the mortgage encumbers the land described in the Declaration of Condominium of PINELLAS TOWNHOMES PHASE I, a condominium, recorded October 25, 1973, in O. R. Book 4095, Page 565 of the Public Records of Pinellas County, Florida, as Clerk's Instrument No. 73149485; and

WHEREAS, the Mortgagee has agreed to consent to the Declaration of said condominium and this Amendment to Declaration of Condominium;

NOW, THEREFORE, Mortgagee agrees as follows:

1. Mortgagee does hereby consent to the recordation of this Amendment to Declaration.
2. Mortgagee agrees that the lien of the mortgage, as the same applies to and encumbers the land described in the Declaration of Condominium of PINELLAS TOWNHOMES PHASE I, a condominium as aforesaid, shall be upon the condominium parcels, units, and common elements of the said condominium.

3. This Consent shall apply and be effective solely to the land and nothing contained herein shall affect, alter or modify in any manner whatsoever the terms and conditions, liens, operations, effect and priority of the mortgage upon any real property encumbered by the mortgage.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be executed by its duly authorized officers or owners, as the case may be, the day and year first above written.

Witnesses: REPUBLIC NATIONAL BANK OF DALLAS

Thomas M. Coates

By: [Signature] (SEAL)  
Vice President

William H. [Signature]

STATE OF ~~FLORIDA~~ <sup>Texas</sup> )  
Dallas )  
COUNTY OF ~~DADE~~ <sup>DALLAS</sup> )

The foregoing instrument was acknowledged before me, this 5th day of April, 1977, by John M. Hamstra, Vice President of the REPUBLIC NATIONAL BANK OF DALLAS, a national bank association, on behalf of the ~~company~~ association.

[Signature]  
Notary Public

My Commission Expires:

6-1-77

CLERK OF CIRCUIT COURT  
JUN 14 11 32 AM '83

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AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF

EASTWOOD PINES TOWNEHOMES, PHASE I, A CONDOMINIUM  
Recorded in O. R. Book 4095, Page 565 et seq., as amended  
in O. R. Book 4546, Page 1544 et seq.,  
Public Records of Pinellas County, Florida

In accordance with the provisions of the Declaration of Condominium of EASTWOOD PINES TOWNEHOMES, PHASE I, a Condominium, as recorded in the Public Records of Pinellas County, Florida in Official Records Book 4095, Page 565 et seq., as amended in Official Records Book 4546, Page 1544 et seq., and specifically in accordance with the provisions set forth therein and under and pursuant to the By-Laws of EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC. and the laws of the State of Florida, said Declaration of Condominium is herewith and hereby amended by this Amendment, as follows:

1. Article 10, Paragraph 10.6, as recorded in O. R. Book 4095, Page 580, Public Records of Pinellas County, Florida, is hereby specifically amended and modified in its entirety, to provide as follows:

24 24441656 74 0001. 14JNB:  
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10.6 Leasing.

Only entire townhome units may be leased. In the event of unit leasing, occupancy may only be by the lessee, family of lessee and guests. Any lease shall be subject to all covenants, conditions, restrictions, limitations, rules and regulations contained in the Declaration of Condominium and the By-Laws of the Association and separate rules and regulations of the Association. All leases must have a term of not less than one (1) year, and no transient tenants may be accommodated.

CERTIFICATE OF ADOPTION OF  
THE AFORESAID AMENDMENT

The undersigned officers of EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., a non-profit corporation existing under the laws of the State of Florida, hereby certify that the foregoing Amendment to Declaration of Condominium of EASTWOOD PINES TOWNEHOMES ASSOCIATION, PHASE I, and the By-Laws of EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC. was duly adopted by resolution approved by not less than the majority of the Board of Directors of the 12th day of February, 1980, by vote of not less than sixty-six and two-thirds (66 2/3%) percent of the members entitled to vote, at a meeting of the Association held on the 12th day of February, 1980, and it is certified that all the requirements of the Declaration of Condominium, Articles of Association and By-Laws have been met and complied with in the adoption of the aforesaid Amendment.

THIS INSTRUMENT PREPARED BY & RETURN TO:  
DAVID A. BACON, ESQUIRE  
BACON & BACON, P. A.  
2959 First Avenue North  
Post Office Box 13576  
St. Petersburg, FL 33733-3576

recorded in Condominium Plat Book 15 Pages 16-20.

RETURN TO:



IN WITNESS WHEREOF, the undersigned officers of EASTWOOD PINES TOWNHOMES ASSOCIATION, INC. a non-profit corporation, being all of the officers of said Association, have hereunto set their hands and seals as and for the Association this 14th day of March, 1983.

Witnesses:

*Donna J. Lyle*  
*Gregory P. Waldron*  
*Donna J. Lyle*  
*Gregory P. Waldron*  
*Donna J. Lyle*  
*Gregory P. Waldron*  
*Donna J. Lyle*  
*Gregory P. Waldron*

EASTWOOD PINES TOWNHOMES ASSOCIATION, INC.

By: *William M. Cochrane*  
President

By: *Dale M. Smith*  
Vice President

By: *Joyce Cherry*  
Secretary

By: *Charles N. Godwin*  
Treasurer

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

Before me, personally appeared, WILLIAM M. COCHRANE, President, DALE M. SMITH, Vice President, JOYCE CHERRY, Secretary, and CHARLES N. GODWIN, Treasurer, to me well known to be the individuals described in and who executed the foregoing instrument as President, Vice President, Secretary, and Treasurer, respectively, of the above named EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., a non-profit corporation, and severally acknowledged to and before me that they executed such instrument as such officers, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporation seal of said corporation and that is was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 14th day of March, 1983.

My commission expires:  
Notary Public, Florida, State of Large  
My Commission Expires Oct 28, 1985  
Bonded thru Legal Insurance Agency

*Lore Marie Thof*  
NOTARY PUBLIC



5742-2115

St. Cass. 900  
Al. 66  
Tot. 900  
oh

84080035

APR 13 2 30 PM '72

AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF

EASTWOOD PINES TOWNHOMES, PHASE I, A CONDOMINIUM  
Pinellas County, Florida 19 14574430 72 1. 194L84  
Recorded in O. R. Book 4095, page 565, (et seq. 40 7.00  
Public Records of Pinellas County, Florida TOTAL 9.00 C&K

Declaration of Condominium Filed in  
Condensitum Plat Book 15 Pages 88-91  
33713 Petersburg, FL

THIS INSTRUMENT PREPARED BY AND RETURNS TO:  
DAVID A. BACON, Attorney at Law  
2859 First Avenue North, St. Petersburg, FL

In accordance with the Declaration of Condominium of EASTWOOD PINES TOWNHOMES, PHASE I, A Condominium, Pinellas County, Florida, recorded in the Public Records of Pinellas County, Florida, in Official Records Book 4095, pages 565, et seq., as amended, and specifically in accordance with the provisions set forth therein and in the By-Laws of Eastwood Pines Townhomes Association, Inc., said Declaration and the By-Laws of the Association are herewith and hereby amended by this Amendment, as follows:

I. AMENDMENT OF ARTICLE 12, Paragraph 12.2 (a), DECLARATION OF CONDOMINIUM:

Article 12, Amendments. Paragraph 12.2 (a) of the Declaration of Condominium of Eastwood Pines Townhomes, Phase I, is hereby amended to read as follows:

(The full text of the paragraph 12.2(a) is herewith included with the new words inserted in the text underlined and the words to be deleted lined through with hyphens.)

"12.2 (a) not less than 66 2/3% of the entire membership of the Board of Directors and by not less than 66 2/3% a simple majority of the votes of the entire membership of the Association; or"

II. AMENDMENT OF ARTICLE 8, PARAGRAPH 8.2 (a), AMENDMENTS OF THE BY-LAWS OF EASTWOOD PINES TOWNHOMES ASSOCIATION, INC.

Article 8, Paragraph 8.2 (a), Amendments of the By-Laws of Eastwood Pines Townhomes Association, Inc., is hereby amended to read as follows:

(The full text of Paragraph 8.2(a) is herewith included with the new words inserted in the text underlined and the words to be deleted lined through with hyphens.)

"8. (a) not less than 66 2/3% of the entire membership of the Board of Directors and by not less than 66-2/3% a simple majority of the votes of the entire membership of the Association; or"

III. AMENDMENT OF ARTICLE III, POWERS, PARAGRAPH 2 (f) OF THE ARTICLES OF INCORPORATION OF EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., (formerly Pinellas Pines Townhomes Association, Inc.)

Article III, Powers, Paragraph 2(f) of the Articles of Incorporation of Eastwood Pines Townhomes Association, Inc., is hereby amended to read as follows:

(The full text of Paragraph 2(f), is herewith included with the new words inserted in the text underlined and the words to be deleted lined through with hyphens.)

"2. (f) To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than 66-2/3% a simple majority of the votes of the entire membership of the Association before such shall become effective."

IV. AMENDMENT OF ARTICLE IX, AMENDMENTS, PARAGRAPH 2(a) OF THE ARTICLES OF INCORPORATION OF EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., (formerly Pinellas Pines Townhomes Association, Inc.)

Article IX, Amendments, Paragraph 2(a) of the Articles of Incorporation of Eastwood Pines Townhomes Association, Inc. is hereby amended to read as follows: (The full text of the paragraph is herewith included with the new words inserted in the text underlined and the words to be deleted lined through with hyphens.)

"2 (a) such approvals must be by not less than 66 2/3% of the entire membership of the Board of Directors and by not less than 66-2/3% a simple majority of the votes of the entire membership of the Association."

CERTIFICATE CERTIFYING THE AFORESAID AMENDMENT WAS DULY ADOPTED

The undersigned officers of the undersigned ASSOCIATION, being EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., a non-profit corporation, certify that the aforesaid Amendment was duly adopted by Resolution approved by not less than the 66 2/3% vote of the members of the Board of Directors on the 9th day of January, 1984, and proposed by them to the members of the Association, who affirmatively approved the resolution adopting the Amendment, by vote of not less than 66 2/3% of the members entitled to vote, at a meeting of the members of the Association held on the 21st day of February, 1984, and certify that all the requirements of the Declaration of Condominium, Articles of Association and By-Laws have been met and complied with in the adopting of the aforesaid Amendment.

IN WITNESS WHEREOF, the undersigned officers of EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., a non-profit corporation, being all of the officers of said ASSOCIATION, have hereunto set their hands and seals as and for the ASSOCIATION being the President, and Secretary, this 3rd day of April, 1984.

Witnesses: EASTWOOD PINES TOWNHOMES ASSOCIATION, INC.
Peggy J. Alder (President)
Dean McCune (Secretary)

State of Florida )
County of Pinellas )

Before me personally appeared WILLIAM M. COCHRANE and JOYCE CHERRY to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., a non-profit corporation, and severally acknowledged to and before me that they executed such instrument as such officers, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 3rd day of April, 1984.
Notary Public Signature
My Commission expires: 3/23/85

FILED

JUL 25 12 37 PM '84

CERTIFICATE OF AMENDMENT  
OF  
CERTIFICATE OF INCORPORATION  
OF  
EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., a Florida non-profit corporation, under its corporate seal and the hands of its President and Secretary hereby certify that:

The members of this Corporation and the Board of Directors at a meeting called and held on February 21, 1984, adopted the following resolution:

"BE IT RESOLVED, that the Article III, Powers, Paragraph 2 (f) of the Certificate of Incorporation be amended, changed and altered to read as follows:

ARTICLE III, POWERS, Paragraph 2 (f)

"2. (f) To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than ~~66-2/3%~~ a simple majority of the votes of the entire membership of the Association before such shall become effective."

"BE IT RESOLVED, that Article IX, Amendments, Paragraph 2(a) of the Certificate of Incorporation be amended, changed and altered to read as follows:

ARTICLE IX, AMENDMENTS, Paragraph 2(a)

"2 (a) such approvals must be by not less than 66 2/3% of the entire membership of the Board of Directors and by not less than ~~66-2/3%~~ a simple majority of the votes of the entire membership of the Association."

The meeting of the membership and Board of Directors of the corporation was held on February 21, 1984, and at said meeting said amendment to the Certificate of Incorporation was duly adopted by a vote of 66 2/3% of the membership.

IN WITNESS WHEREOF, said corporation has caused this Certificate to be signed in its name by the President and Secretary and its corporate seal to be hereunto affixed this 21 day of April, 1984.

EASTWOOD PINES TOWNEHOMES  
ASSOCIATION, INC.

BY [Signature]  
President

Attest: [Signature]  
Secretary

*Mark S. Sullivan*

CLEAR RECORDS

Mar 11 5 03 PM '85

AMENDMENT NO. 5

TO  
DECLARATION OF CONDOMINIUM  
OF

EASTWOOD PINES TOWNEHOMES, PHASE I, A CONDOMINIUM,  
Pinellas County, Florida

Recorded in O. R. Book 4095, page 565, et seq.  
Public Records of Pinellas County, Florida

0 Rec 7.00  
1 DS  
1 Int 9.00  
1 St

ORIGINAL CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 15 PAGE 89-91

In accordance with the Declaration of Condominium of EASTWOOD PINES TOWNEHOMES, PHASE I, A CONDOMINIUM, Pinellas County, Florida, recorded in the Public Records of Pinellas County, Florida, in Official Records Book 4095, pages 565, et seq., and specifically in accordance with the provisions set forth therein and in the By-Laws of Eastwood Pines Townehomes Association, Inc., said Declaration is herewith and hereby amended by this Amendment No. 5, as follows:

1. 11MCR  
40 9.00  
TOTAL 9.00 CHK

I. AMENDMENT OF ARTICLE 10.6, DECLARATION OF CONDOMINIUM:

Article 10.6, of the Declaration of Condominium of Eastwood Pines Townehomes, Phase I, is hereby amended by the addition of the following provisions:

"In the event that thirty (30%) percent of all units located within and being a part of EASTWOOD PINES TOWNEHOMES shall be leased at any time, then there shall be no further leasing of condominium units by any unit owner which shall cause or result in the total number of units leased to exceed thirty (30%) percent of the total number."

"All prospective tenants must be first approved by the Board of Directors of the Association. All prospective tenants shall submit an application for approval to the Board of Directors and shall therewith pay to the Association a non-refundable application fee of \$35.00. Such application fee shall be due and payable by the unit owner and the prospective tenant, jointly to the condominium association. There shall be no approval of any prospective tenant by the condominium association until such application fee shall have been paid."

II. AMENDMENT OF ARTICLE 10, DECLARATION OF CONDOMINIUM:

Article 10, of the Declaration of Condominium of Eastwood Pines Townehomes, Phase I, is hereby amended by the addition of the following Article 10.9 Penalty for Violation:

"Article 10.9 Penalty for Violation: The condominium association, by and through its Board of Directors, shall have the right, power and authority to impose and assess a fine upon any unit owner in the amount of \$25.00 for each violation of any rule or regulation of the Association or any term or provision of the Declaration of Condominium and all of its exhibits by the unit owner, his tenants, guests, or invitees. The penalty herein described is not exclusive and shall be in addition to all other rights and remedies of the condominium association to enforce its rules, regulations and the provisions of the Declaration of Condominium and its exhibits."

CERTIFICATE CERTIFYING THE AFORESAID AMENDMENT NO. 5  
WAS DULY ADOPTED

The undersigned officers of the undersigned ASSOCIATION, being EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., a non-profit corporation, certify that the aforesaid Amendment No. 5

*Ret. David Bacon*  
*2959 Just Ave. - W.*  
*St. Petersburg, Fla. 33713*

OF RECORDING  
 REC 70.50  
 DS \_\_\_\_\_  
 INT \_\_\_\_\_  
 FEES \_\_\_\_\_  
 MTF \_\_\_\_\_  
 INC \_\_\_\_\_  
 REV \_\_\_\_\_  
 TOTAL 70.50

800 3

OR 6954 PG 1132

AMENDMENT NO. SIX  
 TO  
 DECLARATION OF CONDOMINIUM  
 OF  
 EASTWOOD PINES TOWNEHOMES, PHASE I  
 A CONDOMINIUM

BE IT RESOLVED that the Declaration of Condominium of Eastwood Pines Townehomes, Phase I, a Condominium located in Pinellas County, Florida, as originally recorded in O.R. Book 4095, Page 565, et seq. Public Records of Pinellas County, Florida, as previously amended, is hereby further amended as follows:

1. Article 10.5, Sale shall be amended by the addition of the following paragraph:

Units shall be used and occupied only for single family residential purposes. The term "single family" shall be deemed to mean two (2) or more persons related by marriage or consanguinity, or not more than two (2) persons who are unrelated subject to the following maximum occupants per unit:

Type of Unit	Maximum Occupants
Two Bedroom Units:	four (4) persons
Three Bedroom Units:	six (6) persons

2. Article 10.6, Leasing as previously amended, shall be further amended by the addition of the following provision:

Units shall be used and occupied only for single family residential purposes. The term "single family" shall be deemed to mean two (2) or more persons related by marriage or consanguinity, or not more than two (2) persons who are unrelated subject to the following maximum occupants per unit:

Type of Unit	Maximum Occupants
Two Bedroom Units:	four (4) persons
Three Bedroom Units:	six (6) persons

3. Article 10.6, Leasing, as previously amended, shall be further amended as follows:

In the event that ~~thirty-percent-(30%)~~ twenty percent (20%) of all units located within and being a part of the Eastwood Pines Townehomes shall be leased at any time, then there shall be no further leasing of condominium units by any unit owner which shall cause or result in the total number of units leased to exceed ~~thirty-percent-(30%)~~ twenty percent (20%) of the total number.

IN WITNESS WHEREOF, this instrument is executed this 22<sup>nd</sup> day of February, 1989 by a duly authorized officer of the Board of Directors of Eastwood Pines Townehomes Association, Inc., a condominium.

EASTWOOD PINES TOWNEHOMES  
 ASSOCIATION, INC.

BY: Peggy Waldon

AS: General Manager/Board of Directors

ATTESTATION AND ACKNOWLEDGEMENT CONTINUED ON NEXT PAGE

Condominium Plat Book 15 Pages 16 thru 20.

Prepared by: PAUL H. BACON ESQ  
 & Return to: BACON + BACON  
JOHN BACON, HARRISON,  
JOHN SMITH & GODDARD, PA  
POST OFFICE BOX 13576  
ST. PETERSBURG, FL 33708  
 RETURN TO: ST. PETERSBURG, FL 33708

Secretary  
STATE OF FLORIDA  
COUNTY OF WILCOX

Before me personally appeared Debra [unclear] and [unclear]  
individuals described in and who executed the foregoing instrument,  
and [unclear] and Secretary of said corporation and [unclear]  
and before me that they executed such instrument and  
such [unclear] and Secretary, respectively of said corporation,  
and that the seal affixed to the foregoing instrument is the  
seal and that it was affixed by due and regular corporate authority  
and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 21 day of March  
1989.

Debra [unclear]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

sastwood.res  
dlj.021889

This instrument prepared by  
and return to:  
David A. Bacon, Esq.  
2959 First Avenue North  
St. Petersburg, Florida 33713

AMENDMENT NO. SEVEN  
TO  
DECLARATION OF CONDOMINIUM  
OF  
EASTWOOD PINE TOWNEHOMES, PHASE I, A CONDOMINIUM

Filed In Condominium Plat Book 15 Pages 89 Thru 91

BE IT RESOLVED that the Declaration of Condominium of Eastwood Pines Townehomes, Phase I, a Condominium located in Pinellas County, Florida, as originally recorded in O.R. Book 4095, page 565, et seq., Public Records of Pinellas County, Florida, as previously amended, is hereby further amended as follows:

1. **Late Fee:** Subparagraph 6.2 of the Declaration of Condominium shall be amended by the addition of the following:

6.2 Any unit owner who shall fail to timely pay the monthly installment of maintenance fees on or before the 10th day of each month, then such unit owner shall pay to the Association an additional sum to be calculated at the rate of \$1 per day for each day following the 10th day of the month until such maintenance fee installment shall be paid.

2. Except as specifically amended by this Amendment, all terms, provisions, and conditions of the Declaration of Condominium and all exhibits thereto shall be and remain in full force and effect.

IN WITNESS WHEREOF, this instrument is executed this 12 day of March, 1991, by a duly authorized officer of the Board of Directors of Eastwood Pines Townehomes Association, Inc.

EASTWOOD PINES TOWNEHOMES  
ASSOCIATION, INC.

Wm Cochran  
BY:

ATTEST:  
Secretariat Perry  
Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

Before me personally appeared Donell Henry and Wm Cochran, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of said corporation and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal and that it was affixed by due and regular corporate authority and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 12 day of March, 1991.

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Oct. 18, 1992  
ewoodpin.amd/dlj-v  
February 26, 1991

Kean McConel  
NOTARY PUBLIC



023 BACO  
RECORDING  
REC 6.00  
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TOTAL 6.00 MH

KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY: JT



was duly adopted by resolution approved by not less than the majority of the Board of Directors on the 10th day of December, 1984, and proposed by them to the members of the Association, who affirmatively approved the resolution adopting the Amendment, by vote of not less than fifty (50%) percent of the members entitled to vote. At a meeting of the members of the Association held on the 23rd day of February, 1985, and certify that all the requirements of the Declaration of Condominium, Articles of Association and By-Laws have been met and complied with in the adopting of the aforesaid Amendment No. 5.

IN WITNESS WHEREOF, the undersigned officers of EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., a non-profit corporation, being all of the officers of said ASSOCIATION, have hereunto set their hands and seals as and for the ASSOCIATION being the President, and Secretary, this 25 day of February, 1985.

Witnesses:  
Donald R. McPinnick  
Joseph J. Seldner

EASTWOOD PINES TOWNHOMES ASSOCIATION, INC.  
Don McPinnick (SEAL)  
President  
Joseph Chvey (SEAL)  
Secretary

State of Florida )  
County of Pinellas )

Before me personally appeared Don McPinnick and Joseph Chvey, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named EASTWOOD PINES TOWNHOMES ASSOCIATION, INC., a non-profit corporation, and severally acknowledged to and before me that they executed such instrument as such Officers, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 25 day of March 1985.

Don McPinnick  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_  
Notary Public, State of Florida at Large  
My Expiration Expires Oct. 28, 1986

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
DAVID A. BACON  
BACON & BACON, P.A.  
2959 First Avenue North  
St. Petersburg, FL 33713

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AMENDMENT NO. EIGHT  
CERTIFICATE OF AMENDMENT  
TO DECLARATION OF CONDOMINIUM  
OF PINELLAS PINES TOWNEHOMES, PHASE I, A CONDOMINIUM

We, William Cochrane, as President, and Lorraine Voutsunas, as Secretary of EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., do hereby certify that by not less than 66 2/3% of the entire membership of the Board of Directors and by not less than a majority of the entire membership of the Association, at the annual meeting of EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., on February 8, 1994, held in accordance with the By-Laws of this Association, the following amendments were duly enacted:

Section 10.5. of the Declaration of Condominium of Pinellas Pines Townhomes, Phase I, a Condominium is amended as follows:

10.5. Sale Occupancy. ~~A townhome owner intending to make a sale of his townhome or any interest in it, except to another townhome owner, shall give to the Association reasonable notice of such intention, together with the name and address of the intended purchaser, and such other information as the Association may reasonably require. It shall be the duty of the Association to furnish a certificate by its duly authorized officer or agent of receipt of notice which shall be recorded in the public records of Pinellas County, at the expense of seller and no sale shall be valid without such certificate.~~ Units shall be used and occupied only for single family residential purposes. The term "single family" shall be deemed to mean ~~two (2)~~ one (1) or more persons related by marriage or consanguinity, or ~~not~~ not more than two (2) persons who are unrelated subject to the following maximum occupants per unit:

Type of Unit	Maximum Occupants
Two Bedroom Units:	four (4) persons
Three Bedroom Units:	six (6) persons

PREPARED BY & RETURN TO:  
STEVEN H. MEZER, P.A.  
1212 COURT ST., SUITE B  
CLEARWATER, FL 34616

CONDOMINIUM PLATS PERTAINING  
HERETO ARE RECORDED IN  
CONDOMINIUM PLAT BOOK 15  
PAGES 89 THRU 91 AND THE  
DECLARATION OF CONDOMINIUM IS  
RECORDED IN O.R. BOOK 4095,  
PAGE 566, ET SEQ.

KARLEEN F. DEBLAKER. CLERK

Section 10.6. of the Declaration of Condominium of Pinellas Pines Townhomes, Phase I, a Condominium is amended as follows:

~~10.6. Leasing. Only entire townhome units may be leased. In the event of unit leasing, occupancy may only be by the lessee, family of lessee and guests. Any lease shall be subject to all covenants, conditions, restrictions, limitations, rules and regulations contained in the Declaration of Condominium and the By-Laws of the Association and separate rules and regulations of the Association. All leases must have a term of not less than one (1) year, and no transient tenants may be accommodated. In the event that twenty percent (20%) of all units located within and being a part of EASTWOOD PINES TOWNHOMES shall be leased at any time, then there shall be no further leasing of condominium units by any unit owner which shall cause or result in the total number of units leased to exceed twenty percent (20%) of the total number.~~

~~All prospective tenants must be first approved by the Board of Directors of the Association. All prospective tenants shall submit an application for approval to the Board of Directors and shall therewith pay to the Association a non-refundable application fee of \$35.00. Such application fee shall be due and payable by the unit owner and the prospective tenant, jointly to the condominium association. There shall be no approval of any prospective tenant by the condominium association until such application fee shall have been paid.~~

~~Units shall be used and occupied only for single family residential purposes. The term "single family" shall be deemed to mean two (2) or more persons related by marriage or consanguinity, or not more than two (2) persons who are unrelated subject to the following maximum occupants per unit:~~

Type of Unit	Maximum Occupants
Two Bedroom Units:	four (4) persons
Three Bedroom Units:	six (6) persons

10.6 Conveyances, sales, leases and transfers. In order to assure a community of congenial residents and occupants and protect the value of the residences and to further the continuous harmonious development of the community, the sale and lease of units shall be subject to the following provisions which shall be covenants running with the land.

A. No sale, transfer, lease or conveyance of a unit shall be valid without the approval of the Association except in the cases elsewhere provided in this Declaration, which approval shall not be unreasonably withheld. Approval may be withheld upon receipt of reliable information disclosed by references, credit history, or other reasonable investigation of the proposed purchaser or tenant. However, the foregoing shall not require the investigation of any prospective purchaser or tenant and is not a guarantee of good character or personal history. Approval shall be in recordable form, signed by an officer of the Association and

shall be delivered to the purchaser or lessee and made a part of the documents of conveyance. No lease shall be approved or permitted for a term of less than one (1) year. Only one lease per unit shall be approved in any one year. No corporate lessees shall be approved.

B. A unit owner, including an institutional mortgagee who has received title to the unit through foreclosure or deed in lieu of foreclosure, intending to make a bona fide sale or lease of his parcel or any interest therein shall give to the Association a written notice of his intention to sell, to lease, or to transfer an interest in his unit, together with the name and address of the intended purchaser, lessee, or transferee, such other information as the Association may reasonably require, a non-refundable fee of \$35.00, and the terms of the proposed transaction including a copy of the proposed contract or lease. The giving of such notice shall constitute a warranty and representation by the unit owner that he believes the proposal to be bona fide in all respects.

C. Failure of the Association to act in twenty (20) days shall be deemed to constitute approval, in which event the Association must on demand prepare and deliver approval in recordable form.

D. The provisions of this Article shall apply to original and all successive sales, leases, transfers and assignments. Subleasing is prohibited. However, no fee shall be required for transfers between a husband and a wife or for the approval of the renewal of any lease.

E. No residence shall be sold or leased, nor shall approval be given for the same, until and unless all assessments past and due are paid or their payment provided for to the satisfaction of the Association and unless the proposed purchaser or lessee can qualify as to the use restrictions.

F. If a unit owner shall lease his unit, he shall remain liable for the performance of all agreements and covenants in the Declaration of Condominium and shall be liable for the violations by his lessee of any and all use restrictions, including the rules and regulations.

G. The lessor or seller shall provide a copy of the Declaration of Condominium and Rules and Regulations to the lessee or buyer who shall acknowledge receipt of same in writing prior to consideration of any application for sale or lease approval.

H. Every purchaser or lessee who acquires any interest in a unit shall acquire the same subject to this Declaration of Condominium, the provisions of the Bylaws of the Association and the provisions of Florida law. Lessees who commit material violations of the Declaration of Condominium may be evicted by the Association at the expense of the lessor after reasonable notice by the Association.

I. Only entire townhome units may be leased. In the event of unit leasing, occupancy may only be by the lessee, family of lessee and guests.

J. In the event that twenty percent (20%) of all units located within and being a part of EASTWOOD PINES TOWNEHOMES shall be leased at any time, then there shall be no further leasing of condominium units by any unit owner which shall cause or result in the total number of units leased to exceed twenty percent (20%) of the total number.

K. In the event of attempted conveyance or lease in contravention of the directions herein contained, the Association shall have the right to enforce these provisions by legal proceedings, by injunctive proceedings, or by any legal means calculated to produce compliance. Any attempted sale, transfer or lease made or attempted without the approval of the Association as provided herein shall be void unless subsequently approved by the Association.

EASTWOOD PINES TOWNEHOMES  
ASSOCIATION, INC.

(CORPORATE SEAL)

By: William Cochrane  
William Cochrane, President

ATTEST:

Lorraine Voutsunas  
Lorraine Voutsunas, Secretary

80023712 RLS 04-25-94 17:30:32  
11 3010 - 00000760  
AGR-PINELLAS PINES PHASE I  
RECORDING 1 \$24.00

STATE OF FLORIDA )  
                          )  
COUNTY OF PINELLAS )

TOTAL: \$24.00  
CHARGE AMOUNT \$24.00

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 1994 by William Cochrane and Lorraine Voutsunas, President and Secretary, respectively, of EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC., who are personally known to me or who have produced \_\_\_\_\_

\_\_\_\_\_ as identification, who did (did not) take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment of the Declaration of Condominium for Pinellas Pines Townhomes, Phase I, a Condominium, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the

official seal of said corporation, and the said instrument is the  
act and deed of said corporation.

Elizabeth Jean Anderson (SEAL)  
Notary Public  
State of Florida at Large

Print or Type Notary Signature



Notary Public, State of Florida  
Elizabeth Jean Anderson  
My Comm. Exp. May 19, 1996  
Comm. No. CC 202675

Commission Number

My Commission Expires:

CODING: The full text to be amended is stated: New words to be inserted are double-underlined, words to be deleted are lined through with hyphens.