

Prepared By and Return To:
Cianfrone, Nikoloff, Grant & Greenberg, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
VILLA NUEVA, A CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on November 13, 2019, by an affirmative vote of seventy-five percent (75%) of the Unit Owners present and voting, the Declaration of Condominium of Villa Nueva, A Condominium, as originally recorded in O.R. Book 4524, Page 2007, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium of Villa Nueva, a Condominium is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium of of Villa Nueva, a Condominium"

IN WITNESS WHEREOF, VILLA NUEVA CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 18th day of November, 2019.

VILLA NUEVA CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: [Signature], President

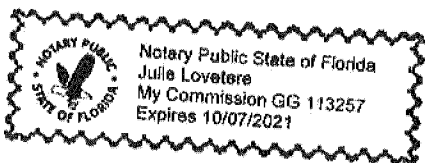
ATTEST:

Printed Name: JANKOWSKI

[Signature]
SUSAN COHEN Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 18th day of November, 2019, by John Jankowski, as President, and Susan Cohen, as Secretary, of VILLA NUEVA 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.



[Signature]
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/7/21

COPY

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
VILLA NUEVA, A CONDOMINIUM

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....

1. Section ~~12,~~ Use Restrictions, Paragraph 12.5, Leasing, of the Declaration shall be amended to read as follows:

12.5 Leasing. Entire Unit may be rented provided the occupancy is only by the lessee and his family or guests. No rooms may be rented except as part of the leasing of an entire Unit. ~~Leases shall not be for period of less than ninety (90) days. No Unit may be leased during the initial twelve (12) months of ownership. This section shall not apply to any Association owned Unit.~~

2. Section 15, Amendments, of the Declaration shall be amended to read as follows:

Amendments. Except as otherwise provided herein, this Declaration may be amended at any regular or special meeting of Unit Owner and noticed in accordance with the bylaws, by an affirmative vote of fifty-one (51%) ~~seventy-five~~ percent of the Unit Owners present and voting. ~~The previous sentence shall not apply to any amendment attempting to change (a) any condominium parcel, (b) voting rights, (c) percentages of sharing common expenses and owning common surplus, or (d) any provision contained herein pertaining to termination. In order to change any of the foregoing by amendment or otherwise, it will be necessary to have the approval of two-thirds of the Board of the Condominium Association, the affirmative vote of the Owners of all Unit affected, and the joinder in the execution of all record owners of liens on all Units affected.~~

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