

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM FOR
BRITTANY'S PLACE, A CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on June 6th, 2017, by an affirmative vote of 66 2/3 of the condominium units, the Declaration of Condominium for Brittany's Place, a Condominium, as originally recorded in O.R. Book 15244, Page 273, et seq., of the Public Records of Pinellas County, Florida be, and the same is hereby amended as follows:

The Declaration of Condominium for Brittany's Place, a Condominium is hereby amended and entitled "Schedule of Amendments to Declaration of Condominium for Brittany's Place, a Condominium."

IN WITNESS WHEREOF, BRITTANY'S PLACE CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 12 day of June, 2017.

(Corporate Seal)

ATTEST:

Brenda S. Spomb
BRENDA S. SPOMB, Secretary

BRITTANY'S PLACE CONDOMINIUM ASSOCIATION, INC.

By: David J. Dekoker, President

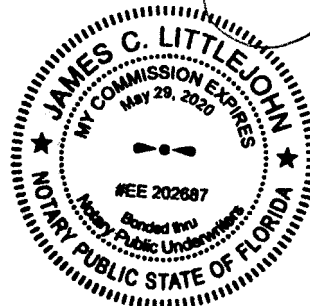
STATE OF FLORIDA
COUNTY OF PINELLAS

On this 12 day of June, 2017, personally appeared before me David J. Dekoker, as President, and Brenda S. Spomb, as Secretary, of Brittany's Place Condominium Association, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

My Commission Expires:

5/29/2020

NOTARY PUBLIC



SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM FOR
BRITTANY'S PLACE, A CONDOMINIUM

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

1. Article XV, Use Restrictions, of the Declaration shall be amended by adding an entirely new Section GG, to read as follows:

An Owner shall, no less than thirty (30) days in advance of the proposed start date of the lease, notify the Board of Directors, in writing, of an intent to lease or an intent to renew an existing lease on such forms as the Board may require; the Association may charge an application fee up to the highest amount allowed by law as established by the Board of Directors from time to time, and may conduct a criminal background check, but shall not be obligated to do so. In connection with running a criminal background check, the Association shall be entitled to any information necessary for same. The Board of Directors shall have the authority to adopt or amend criteria, policies and procedures for reviewing proposed leases and occupancies from time to time.

The Board of Directors may disapprove a proposed lease or occupancy based upon considerations for the health, safety, and general welfare of the Community; however, nothing herein shall be construed to create an obligation of the Association to ensure that the Community is free from criminals or individuals that may pose a threat to the health, safety, or general welfare of the residents, and the Association shall not be liable for failure to run background checks or to deny any proposed tenant or occupant based upon the contents of any background report received. Reasons for disapproval may include, but are not limited to:

- (i) Prior criminal record which indicates a potential threat to the health, safety or welfare of the Community;
- (ii) 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; or
- (iv) Status as a registered sex offender;
- (v) Inability to pay rent without the assistance of a third-party.

During the term of any lease, an Owner shall not be relieved of any obligations under the terms of the governing documents, and an owner shall be liable for the actions of his tenants which may be in violation of the terms and conditions of the governing documents, any rules and regulations promulgated by the Association.

Exhibit "A"

Tenant(s), and their family members, guests, and invitees shall comply with all restrictions, rules and regulations of the Condominium. The Owner shall be deemed to have appointed the Association as his or her agent for the purpose of enforcing the restrictions contained in the Declaration, Articles of Incorporation.

By-Laws, and the rules and regulations against the tenant and the tenant's family members, guests, and invitees. The Association shall have the authority to evict the tenant for violation of any of the restrictions, rules, or regulations which shall constitute a breach of any rental agreement, as an agent of the owner, pursuant to Chapter 83 of the Florida Statutes. The Owner shall cooperate with the Association in any manner necessary to effectuate the eviction and owner shall be solely responsible for any and all costs and attorney's fees incurred by the Association in pursuing the eviction. The Association shall not be deemed a landlord for any purposes other than eviction of a tenant under the provisions of Chapter 83 of the Florida Statutes.

This section shall also apply to all Occupants of a Unit, which shall be defined as any person staying overnight in a Unit, with or without the presence of the Owner, more than thirty (30) days in a calendar year. Proposed Occupants must be approved by the Board, and may be required to complete an application in the same manner as a proposed tenant, including the charging of a fee in connection with a criminal background check. This provision shall apply to Owners' family members or guests, with the intent being to provide the Board with authority to regulate Occupancy within the Association, regardless of whether a formal lease is executed.