

PREPARED BY AND RETURN TO:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd, Suite A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
TARPON HIGHLANDS AT LAKE TARPON SAIL & TENNIS CLUB I, A
CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on March 4, 2024, by an affirmative vote of Unit Owners owning at least sixty-seven percent (67%) of the Units, the Declaration of Condominium of Tarpon Highlands at Lake Tarpon Sail & Tennis Club I, a Condominium, originally recorded in O.R. Book 11218, Page 631, et seq., in the Public Records of County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium of Tarpon Highlands at Lake Tarpon Sail & Tennis Club I, a Condominium, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Condominium of Tarpon Highlands At Lake Tarpon Sail & Tennis Club I, a Condominium."

IN WITNESS WHEREOF, Tarpon Highlands at Lake Tarpon Sail & Tennis Club I Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this March 5, 2024.

TARPON HIGHLANDS AT LAKE
TARPON SAIL & TENNIS CLUB I
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Bonita Frohlich
BONITA FROHLICH, as Secretary
Printed Name

By: *[Signature]*
RICHARD K. TROXELL, as President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 5th, March, 2024, _____ personally appeared before me, as President, and _____, as Secretary of TARPON HIGHLANDS AT LAKE TARPON SAIL & TENNIS CLUB I CONDOMINIUM ASSOCIATION, INC., who are personally known to me or who have produced _____ as identification and who did take an oath.

Rita Helen Merger
NOTARY PUBLIC



RITA HELEN MERGER
Commission # HH 139470
Expires October 4, 2025
Bonded Thru Budget Notary Services

EXHIBIT "A"
SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF CONDOMINIUM
OF
TARPON HIGHLANDS AT LAKE TARPON SAIL & TENNIS CLUB I, A
CONDOMINIUM

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

1. Article XX, Transfer of Condominium Parcels, Section 2, Leasing, of the Declaration of Condominium, shall be amended to read as follows:

2. Leasing. No unit shall be leased or rented by the respective unit owner thereof for transient or hotel purposes which are hereby defined as (a) rentals for less than one hundred twenty (120) days or (b) rentals where the occupants of the unit are to be provided services, such as room service for food, beverage, maid service, furnishing of laundry and linens, and bellboy services. No unit shall be leased within the first two (2) years of ownership. Other than for the foregoing, the owner or owners of the respective units shall have the right to lease the same provided that all such leases are approved by the Association and are made subject to this Declaration, the Articles of Incorporation, Rules and Regulations, the Bylaws of the Association and the Condominium Act. The Board of Directors shall adopt reasonable rules regarding the review and approval or disapproval of proposed leases. The Board of Directors may adopt reasonable rules regarding the use of the units and the common elements by lessees of units that are more restrictive than the rules that govern the use by unit owners. If a lessee violates any of these rules or any other rules of the Association or any term of the Declaration of Condominium or its exhibits, in addition to any other rights that it may have, the Association has the right to evict the lessee from the unit and, for the purposes thereof, each unit owner, by accepting title to a unit in this condominium authorizes the Association to act on his behalf as his agent in any action brought to evict a lessee under this paragraph. In the event that the Association evicts any lessee or otherwise takes any action to enforce the rules of the condominium or the Association, the Board of Directors and the other unit owners shall not be liable to the lessee/owner for any loss or damages suffered, arising from or connected therewith.

EXHIBIT "A"