

**AMENDMENTS
TO
THE DECLARATION OF CONDOMINIUM
OF
SHORE MARINER**

19.50

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HARLEN F. DE BLAND
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FL.

AMENDMENT TO
THE DECLARATION OF CONDOMINIUM
OF SHORE MARINER, a Condominium

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19.50

WHEREAS, the Board of Directors and Unit Owners of
Shore Mariner, a Condominium, hereinafter referred to as
the Association, desire to amend the Declaration of Condominium,
for said Condominium Association, which Declaration of
Condominium has been filed and recorded in and for Pinellas County,
Florida, within O.R. Book 4253, beginning with Page 595, et
seq., on January 23, 1975.

WHEREAS, a meeting of the Board of Directors of the
Association was duly called in accordance with the Declaration of
Condominium, Articles of Incorporation, and By-Laws, for the pur-
pose of approving the proposed amendment as contained herein.
Said meeting took place on March 14, 1989 and the Board of
Directors unanimously approved said amendment and directed that a
special meeting of the members take place on April 18, 1989.

WHEREAS, at such special meeting which took place on
April 18, 1989, there was present a quorum of unit
owners/members as defined and required by the Bylaws, Articles of
Incorporation and the Declaration of Condominium for said
Association.

WHEREAS, after due consideration, of said proposed
amendment, same was presented for a vote, and said amendment was
approved by the vote of the required percentage of unit
owners/members according to the provisions of the Bylaws,
Articles of Incorporation and the Declaration of Condominium for
said Association.

WHEREAS, this Condominium Association in compliance with
the requirements of the Department of housing and Urban
Development to obtain an exemption to the Fair Housing Act as
amended, that this condominium shall be designated as housing for
older persons and this housing is intended and operated for occu-
pancy by at least one (1) person per unit who is fifty-five (55)
years of age or older. It is the intent and

"Condominium Plat pertaining hereto
is recorded in Condominium Plat Book
20, Page 82."

Be returned to Richard A. Zacur, Esquire of
ZACUR & GRAHAM, P.A., Post Office Box
14400, St. Petersburg, Florida, 33733.

purpose of this amendment to comply with the Civil Rights Act of 1968 as amended and cited as the Fair Housing Amendments Act of 1988.

WHEREAS, this amendment shall be effective as of September 13, 1988 and shall be binding upon all sales, leases, rental transactions or any other conveyance from that date forward but shall not apply to involuntary conveyances and inheritances.

WHEREAS, it is the requirement of the Department of Housing and Urban Development that this exemption to the Fair Housing Act of 1988 shall require that at least eighty percent (80%) of the units that are to be newly occupied after September 13, 1988 are occupied by at least one (1) person fifty-five (55) years of age or older.

WHEREAS, the Board of Directors and the unit owners/members have approved the amendment to the Declaration of Condominium, and said amendment is hereinafter provided.

WHEREAS, all portions of the Declaration and Bylaws not amended as provided herein shall remain in full force and effect, except as provided herein.

NOW THEREFORE, said Declaration of Condominium, shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendment is to be provided within said Declaration of Condominium. Said Amendment is as follows:

Section 10.1 - USE RESTRICTIONS - of the Declaration of Condominium shall be amended to add additional language as hereinafter provided and underlined and all remaining portions of this paragraph shall remain the same except as amended herein.

(10.1) Each of the apartments shall be occupied only by an owner, his family, his servants and guests, as a residence and for no other purpose, provided that no person under fourteen years of age may be a permanent resident or may visit on said premises for a period of more than thirty days within any six month period. Children of any age will not be allowed in an apartment of a

tenant or lessee of an apartment owner or any guest of an apartment owner without the express written consent of the Board of Directors of the Association. Except as reserved to Developer, no apartment may be divided or subdivided into a smaller unit or any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the apartments to be affected thereby. This Association is designated housing for older persons and this housing is intended and operated for occupancy by at least one person per unit who is fifty-five (55) years of age or older. This Association shall be occupied by at least one (1) person fifty-five (55) years of age or older in a minimum of eighty percent (80%) of the units. This amendment shall be binding upon all newly occupied units after September 13 1988. This amendment shall apply to all forms of conveyance including but not limited to sale, lease or agreement for deed, etc.

RESOLVED, further, that said amendment to the Declaration of Condominium of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

SHORE MARINER, A Condominium

BY: [Signature]
President
BY: [Signature]
Secretary

STATE OF FLORIDA)
) ss.
COUNTY OF PINELLAS)

Before me personally appeared RONALD A LOISELLE and ALAN MCKINLEY, the President and Secretary of Shore Mariner, A Condominium, to me well known and known to me to be the persons described in and who executed the foregoing amendment and acknowledged to and before me that they executed said amendment for the purpose therein expressed.

Witness my hand and official seal this 5TH of MAY, 1989.

Notary Public

My Commission Expires:

OR6997PG0690

CODING: Words in underscored type indicate additions and/or amendments from the original Declaration, Articles of Incorporation and Bylaws and deletions from the original Declaration and Bylaws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration, which have not been amended or added herein are not affected by this amendment and shall remain in full force and effect as provided in the original Declaration or Amendments thereto.)

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
P.O. Box 14409
St. Petersburg, Florida 33733

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2011053270 03/01/2011 at 12:45 PM
OFF REC BK: 17181 PG: 1085-1087
DocType:CONDO RECORDING: \$27.00

Condominium Plats pertaining
hereto are filed in Plat Book 20, Page 82.

**AMENDMENT TO DECLARATION OF
SHORE MARINER, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of SHORE MARINER CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as Association, desires to amend the Declaration for said condominium association, which Declaration of Condominium and Bylaws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 4253, beginning with Page 595, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said unit owners/members was duly called in accordance with the Declaration of Condominium and Bylaws, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on January 11, 2011, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendment, which amendment was proposed by resolution by said Directors, same was presented for a vote, and accepted by the required vote of the Board of Directors, and said amendment was approved by the vote of the required percentage of unit owners/members

according to the provisions of the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, that the Board of Directors and the unit owners/members have approved the Amendment to the Declaration, said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendment is to be provided within said Declaration of Condominium and By-Laws, and said amendment is as follows:

6.2 Interest – Application of Payments. Assessments and installments on such assessments paid on or before ten (10) days after the date when due shall not bear interest or late fees, but all sums not paid on or before ten (10) days after the date when due shall bear interest at the rate of 10% per annum from the date when due until paid. All payments upon account shall be first applied to interest, then to any administrative late fee, then to any costs and reasonable attorney fees incurred in the collection, and then to the assessment payment first due. In addition, the Association shall be entitled to charge an amount not to exceed the greater of Twenty-Five Dollars (\$25.00) or Five Percent (5%) of each installment of the assessment for each delinquent installment that the payment is late.

RESOLVED, further, that said Amendment to the Declaration of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

SHORE MARINER CONDOMINIUM
ASSOCIATION, INC.

BY: Randy Kistan
President

BY: Barbara Argenos
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

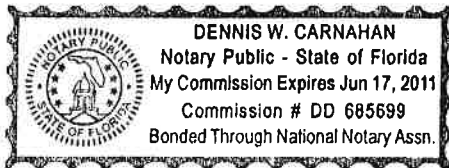
The foregoing instrument was acknowledged before me this 15 day of February, 2011, by Robert Bistan, the President and Barbara Argyros, the Secretary, who are personally known to me or who have produced _____ as identification and who did take an oath and depose and says that they executed the foregoing Amendment and acknowledge to and before me that they executed said Amendment for the purpose therein expressed.

Witness my hand and official seal this 15 day of February, 2011.

Dennis W. Carnahan
Notary Public

Dennis W. Carnahan
Notary Name Typed/Printed

My commission expires: 6.17.11



(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
5200 Central Avenue
St. Petersburg, Florida 33707

Condominium Plats pertaining
hereto are filed in Plat Book 20, Page 82.

**AMENDMENT TO DECLARATION OF
SHORE MARINER, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of SHORE MARINER
CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as Association, desires
to amend the Declaration for said condominium association, which Declaration of
Condominium and Bylaws have been filed and recorded in and for Pinellas County,
Florida, within O.R. Book 4253, beginning with Page 595, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said unit
owners/members was duly called in accordance with the Declaration of Condominium
and Bylaws, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on January 14, 2020, there was present a
quorum of Directors and a quorum of unit owners/members as defined and required by
the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said
Association.

WHEREAS, after due consideration, of said proposed amendment, which
amendment was proposed by resolution by said Directors, same was presented for a
vote, and accepted by the required vote of the Board of Directors, and said amendment

was approved by the vote of the required percentage of unit owners/members according to the provisions of the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, that the Board of Directors and the unit owners/members have approved the Amendment to the Declaration, said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendment is to be provided within said Declaration of Condominium and By-Laws, and said amendment is as follows:

6.3 Lien for Assessments. The Association shall have a lien against each Unit for any unpaid assessments against the owner thereof, and for interest accruing thereon, which lien shall also secure reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien, whether or not legal proceedings are initiated. The said liens may be recorded among the Public Records of the County where located by filing a claim therein which states the legal description of the Unit, and the amount claimed to be due, and said lien shall continue in effect until all sums secured by the lien, shall have been paid. Such claims of lien may be signed and verified by an officer of the Association, or by an agent of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of lien, to be prepared by and recorded at his expense. All such liens may be foreclosed by suit brought in the name of the Association in the same manner as a foreclosure of a mortgage on real property. The Association may also, at its option, sue to recover a money judgment for unpaid assessments, without thereby waiving the lien securing the same. Liens for assessments shall be subordinate to any recorded institutional first mortgage, regardless of when the assessment lien was recorded. In the event only an institutional lender, which is defined as a commercial bank or savings and loan association only, as holder of a first mortgage of record shall obtain title to the Unit as a result of the foreclosure of a first mortgage, or in the event such mortgagee as to a first mortgage of record shall obtain title to a Unit as the result of a conveyance in lieu of foreclosure of such first mortgage, such mortgagee shall **not** be liable for that share of the common expenses or assessments chargeable to the Unit, or the Owner thereof, which became due prior to the acquisition of title by such institutional mortgagee in an amount as allowed by the laws of the State of Florida, specifically the Condominium Act. ~~Any such unpaid share of common~~

~~expenses, or assessments, chargeable against any such foreclosed Unit, or against Unit transferred in lieu of foreclosure, shall be deemed a common expense, to be paid in the same manner as other common expenses of the Condominium by all of the Unit Owners. Upon the recordation of the certificate of title issued to the commercial bank or savings and loan association, after a foreclosure or a deed in lieu of foreclosure, the commercial bank or savings and loan association shall be responsible for all maintenance payments, assessments, special assessments from the date of the recording of the Certificate of Title or Deed in lieu of foreclosure forward. Upon recordation of the Certificate of Title issued pursuant to the foreclosure of an institutional first mortgage, or the recordation of a deed obtained in lieu of a foreclosure action, any lien for assessments due and payable before recordation shall be deemed cancelled. Any assessments due and payable after the recordation of the Certificate of Title or the Deed of any first mortgagee shall not be impaired and shall be effective as to the Grantee under the Certificate of Title or Deed. For purposes of this Section "Institutional Lender" shall mean any Real Estate Investment Trust, Savings and Loan Association, Commercial Bank or Life Insurance Company.~~

RESOLVED, further, that said Amendment to the Declaration of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

SHORE MARINER CONDOMINIUM
ASSOCIATION, INC.

BY: Robert A. Hartman
President

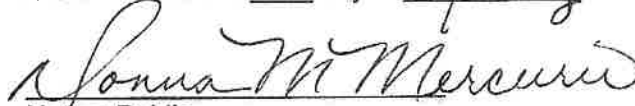
BY: Elaine Dayhurst
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30 day of January, 2020, by Bob Hartman, the President and Elaine Dayhurst, the Secretary, who are personally known to me or who have produced Known / Known as identification and who did take an oath and depose and says that they executed the

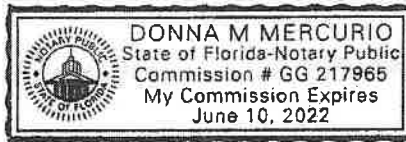
foregoing Amendment and acknowledge to and before me that they executed said Amendment for the purpose therein expressed.

Witness my hand and official seal this 30 day of January, 2020.


Notary Public

Donna M Mercurio
Notary Name Typed/Printed

My commission expires:



(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)

Greenberg Nikoloff, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
SHORE MARINER**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on March 21, 2024, by Shore Mariner, the Declaration of Condominium of Shore Mariner, originally recorded in O.R. Book 4253, Page 595, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium of Shore Mariner is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium of Share Mariner".

IN WITNESS WHEREOF, Shore Mariner Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 21 day of March, 2024.

SHORE MARINER CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

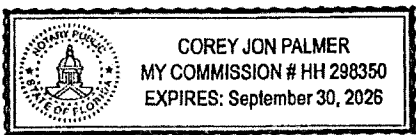
By: Pat Stagner
Pat Stagner, President
Printed Name

ATTEST:

Mary Schminky
Mary Schminky, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 21 day of March, 2024, personally appeared before me Pat Stagner, as President, and Mary Schminky, as Secretary of SHORE MARINER CONDOMINIUM ASSOCIATION, INC., who are personally known to me or who have produced _____ as identification and who did take an oath.



Corey Palmer
NOTARY PUBLIC

EXHIBIT "A"
SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF CONDOMINIUM
OF
SHORE MARINER

1. Section 3, Development Plan, Subsection 3.5, Improvements – General Description, Paragraph A, Apartment Building of the Declaration of Condominium shall be amended to read as follows:

3.5 Improvements – General Description.

A. Apartment Building. The Condominium consists of a six story (6) story apartment building with seventh (7th) story penthouses, containing a total of one hundred and twenty-one (121) dwelling units, ~~including one manager's apartment,~~ a recreation area, saunas and a pool and patio area. Parking facilities and the recreational facilities will be contained on the ground floor.