

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

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION FOR THE CREATION AND ESTABLISHMENT  
OF  
SEA ISLAND NORTH CONDOMINIUM III**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the 10 day of December, 2024 by an affirmative vote of 75% of the unit owners present and voting, the Declaration for the Creation and Establishment of Sea Island North Condominium III, originally recorded in O.R. Book 3404, Page 339, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration for the Creation and Establishment of Sea Island North Condominium III, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration for the Creation and Establishment of Sea Island North Condominium III."

IN WITNESS WHEREOF, Sea Island North Condominium III, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 10 day of December, 2024

(Corporate Seal)

ATTEST:



CARRIE MICHELE SCHRANZ  
Commission # HH 117405  
Expires May 17, 2025  
Bonded Thru Budget Notary Services

Roger D. Stever  
Director, Secretary

Roger D Stever  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

On this 10 day of December, 2024, personally appeared before me Personally known, as President, and Personally known as Director of Sea Island North Condominium III, Inc., who are personally known to me or who have produced N/A as identification and who did take an oath.

Carrie Schranz  
NOTARY PUBLIC

SEA ISLAND NORTH CONDOMINIUM III,  
INC.

By:

Christine Paulik  
President

Christine Paulik  
Printed Name

**EXHIBIT "A"**  
**SCHEDULE OF AMENDMENTS**  
**TO THE**  
**DECLARATION FOR THE CREATION AND ESTABLISHMENT**  
**OF**  
**SEA ISLAND NORTH CONDOMINIUM III**

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

1. Section 6, Obligation of Unit Owners – Rules and Regulations, Subsection (e), of the Declaration for the Creation and Establishment of Sea Island North Condominium III, shall be amended to read as follows:

~~(e) No pets shall be permitted on the condominium property nor shall unit owners keep, or permit to be kept, in their units of any kind or nature except for fish, such as goldfish or tropical varieties and birds of the type which are commonly kept as pets. No unit owner shall own, keep or raise such fish or birds for commercial purposes and should any bird become a nuisance to adjoining unit owners, the Board of Directors by a majority vote shall have the authority to ask for and enforce the removal of same. The Board of Directors determination that a pet constitutes a nuisance shall be conclusive.~~ Up to two pets shall be permitted to reside in each Unit. Only dogs and cats are permitted. All exotic animals, all fish, and all fish tanks are prohibited. All livestock, reptiles, and poultry of any kind are prohibited. Dogs and cats may reside in the Units provided that they are not bred or maintained for commercial purposes, such as daycare and/or boarding. No animal shall behave in a manner which constitutes a nuisance within the community. All animals shall be kept on a leash when outside of the Unit, and shall be held by a person capable of controlling the animal. All animal waste must be removed and disposed of immediately.

**EXHIBIT "A"**  
**SCHEDULE OF AMENDMENTS**  
**TO THE**  
**DECLARATION FOR THE CREATION AND ESTABLISHMENT**  
**OF**  
**SEA ISLAND NORTH CONDOMINIUM III**

**ADDITIONS INDICATED BY UNDERLINE**  
**DELETIONS INDICATED BY STRIKE THROUGH**

1. Section 8, Leasing, of the Declaration, shall be amended to read as follows:

Leasing: It is intended that each Condominium unit shall be occupied by the owner. Accordingly, there shall be no leasing or renting of units. All other references to leasing contained in this Declaration of Condominium and Amendments thereto are hereby eliminated. Board Approval. There shall be no lease or lease renewal of a unit without the prior written approval of the Board of Directors of the Association, and the Association shall have the right, but not the obligation, to run criminal and/or financial background checks on any proposed tenant. The Association shall be authorized to charge a fee in connection with an application to lease a unit, not to exceed the maximum provided by law. All leases shall be for a minimum term of six (6) months, and no unit shall be leased more than twice per year. The use of a unit for transient or short-term occupancy purposes is strictly prohibited. The advertising of any unit on VRBO, Airbnb or other similar sites is strictly prohibited, as the units shall not be used as hotel-like facilities, short-term vacation homes, or similar places accommodating short-term or transient occupancy. No portion of a unit (other than an entire Unit) may be rented. No subleasing of a unit is permitted. All leases shall provide (or be automatically deemed to provide, absent an express statement) that the Association shall have the right to terminate the lease and evict the tenant(s) pursuant to Chapter 83 of the Florida Statutes upon default by the tenant(s) in observing any of the provisions of this Declaration, the Articles of Incorporation, Bylaws, and Rules and Regulations of the Association. The unit owner shall be assessed any such reasonable attorney's fees and costs for such action. Regardless of whether or not expressed in the applicable lease, the unit owner shall be jointly and severally liable to the Association for the acts and omissions of his or her tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration, the Articles, Bylaws and of any and all Rules and Regulations of the Association. Lessees are limited to parking a maximum of two (2) cars per unit, and must register their vehicle(s) with the Association. Lessees are prohibited from maintaining any pets in the unit.

Any unit owner desiring to lease their unit shall submit to the Board an application for approval, which application shall be in writing and in a form approved by the Association, and shall provide the name, address, and telephone number of the desired tenant(s), the names of all intended occupants of the unit, together with such other information as the Board may reasonably require. The Board shall approve or disapprove the request, in writing, within fourteen (14) days after its receipt of a fully completed application and fee. The Board of Directors may disapprove a proposed lease, including a lease renewal, 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 shall include:

- (i) Conviction (including any pleas of guilty or no contest) of any violent, theft or drug sales or manufacturing related crime within the ten (10) year period immediately preceding the proposed lease date, unless the individual's civil rights have been fully restored by the State of Florida;
- (ii) Documented 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;
- (iv) Two or more previous residential evictions; or
- (v) Status as a registered sex offender in any State or Federal database.

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**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION FOR THE CREATION AND ESTABLISHMENT  
OF  
SEA ISLAND NORTH CONDOMINIUM III**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the 28th day of September 2023, by an affirmative vote of 75% of the unit owners present and voting, the Declaration for the Creation and Establishment of Sea Island North Condominium III, Inc., originally recorded in O.R. Book 3404, Page 339, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration for the Creation and Establishment of Sea Island North Condominium III, Inc., is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Condominium Amendments to the Declaration for the Creation and Establishment of Sea Island North Condominium III, Inc."

IN WITNESS WHEREOF, Sea Island North Condominium III, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 2<sup>nd</sup> day of November, 2023.

(Corporate Seal)

SEA ISLAND NORTH CONDOMINIUM III, INC.

ATTEST:

By:

Kelly Woolley, President

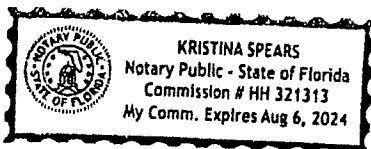
Kelly Woolley  
Printed Name

Kristina Paulik  
Secretary

Kristina Paulik  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

On this 2<sup>nd</sup> day of November, 2023, personally appeared before me Kelly Woolley, as President, and \_\_\_\_\_, as Secretary of Sea Island North Condominium III, Inc., who are personally known to me or who have produced DRIVERS as license identification and who did take an oath.



Kristina Spears  
NOTARY PUBLIC

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SCHEDULE OF AMENDMENTS  
TO THE  
DECLARATION FOR THE CREATION AND ESTABLISHMENT  
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ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

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EXHIBIT "A"

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