

INST # 99-044891
FEB 12, 1999 08:41AM

PINELLAS COUNTY FLA.
OFF REC BK 10403 PG 1953

9C535541 SJW 02-12-1999 08:59:08
01 CTF-CLEARBROOKE
RECORDING 1 \$15.00
TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00

Return to: (enclose self-addressed stamped envelope)

This Instrument Prepared by and Return to:
Robert L. Tankel, Esq.

Address:
Robert L. Tankel, P.A.
1299 Main St. Suite F
Dunedin FL 34698-5333

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

DI RECORDING
REC 15.00
LS
LST
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PC
REV
TOTAL 15.00

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
CLEARBROOKE TOWNHOUSE CONDOMINIUMS
PHASE I, II, III, IV, V, VI, VII, VIII, IX, and X**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of CLEARBROOKE TOWNHOUSE CONDOMINIUMS, PHASE I, II, III, IV, V, VI, VII, VIII, IX, and X, as described in Official Records Book 4183 at Page 313 and Condominium Plat Book 18 at Page 71, Book 4596 at Page 327-387 and Condominium Plat Book 25 at Page 121, Book 4193 at Page 217/288 and Condominium Plat Book 18 at Page 113, Book 4321 at Page 639/704 and Condominium Plat Book 21 at Page 96, Book 4617 at Page 14-19 and Condominium Plat Book 26 at Page 62, Book 4621 at Page 1590 and Condominium Plat Book 26 at Page 64, Book 4668 at Page 925-986 and Condominium Plat Book 27 at Page 76, Book 4692 at Page 750-815 and Condominium Plat Book 28 at Page 101, Book 4732 at Page 1226-1289 and Condominium Plat Book 29 at Page 71, and Book 4745 at Page 1401-1464 and Condominium Plat Book 30 at Page 24 of the Official Records of Pinellas County, Florida, was duly approved in the manner required therein at a meeting held on February 8, 1999

IN WITNESS WHEREOF, we have affixed our hands this 8 day of February, 1999 at Pinellas County, Florida.

CLEARBROOKE TOWNHOUSE
CONDOMINIUMS ASSOCIATION, INC.

By: Ron Weining
Ron Weining, President

Witnesses:

[Signature]

Signature of Witness #1

Robert L Tankel

Printed Name of Witness #1

[Signature]
Signature of Witness #2

Beth E. Katz

Printed Name of Witness #2

Attest: Margaret Hulbert
Margaret Hulbert, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 8th day of Feb., 1999 by Ron Weining and Margaret Hulbert, to me known to be the President and Secretary of Clearbrooke Townhouse Condominiums Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

Beth E. Katz (SEAL)
NOTARY PUBLIC

Printed Name of Notary Public

My Commission Expires:



UNOFFICIAL COPY

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF CLEARBROOKE
CONDOMINIUMS PHASE I, II, III, IV, V, VI, VII, VIII, IX, and X**

The Declarations of Condominiums of the above-referenced condominiums have been amended to adding the following language as Article XLI thereof; substantial revisions to Declarations, see current Declarations, especially Article XXVII thereof for present text.

**ARTICLE XLI
MODIFICATION OF INSURANCE TRUSTEE**

Notwithstanding anything to the contrary contained herein, the term "Insurance Trustee" and all references to its powers shall mean and be defined as the Board of Directors sitting as the Insurance Trustee. The Association shall not be obligated to obtain or maintain a bank or any other outside institution for the purpose of receiving or disbursing insurance proceeds under the policies required hereunder. The Board of Directors sitting as the Insurance Trustee shall have full power and authority to receive and disburse funds in the manner required herein for disbursing of funds and shall certify proper distribution thereof as elsewhere required herein.

OFFICIAL COPY

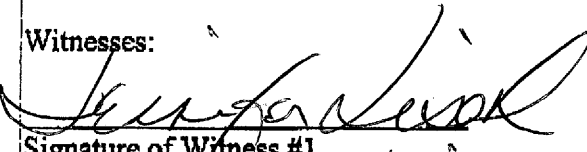
**CERTIFICATE OF AMENDMENT TO THE DECLARATION
OF CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.,
PHASES I, II, III, IV, V, VI, VII, VIII, IX, and X**

I HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of CLEARBROOKE TOWNHOUSE CONDOMINIUMS, PHASE I, II, III, IV, V, VI, VII, VIII, IX, and X, as described in Official Records Book 4183, at Page 313 and Condominium Plat Book 18, at Page 71, Book 4596 at Page 327-387 and Condominium Plat Book 25 at Page 121, Book 4193 at Page 217/288 and Condominium Plat Book 18 at Page 113, Book 4321 at Page 639/704 and Condominium Plat Book 21 at Page 96, Book 4617 at Page 14-19 and Condominium Plat Book 26 at Page 62, Book 4621 at Page 1590 and Condominium Plat Book 26 at Page 64, Book 4668 at Page 925-986 and Condominium Plat Book 27 at Page 76, Book 4692 at Page 750-815 and Condominium Plat Book 28 at Page 101, Book 4732 at Page 1226-1289 and Condominium Plat Book 29 at Page 71, and Book 4745 at Page 1401-1464 and Condominium Plat Book 30 at Page 24, Book 10403 at Page 1953 of the Official Records of Pinellas County, Florida, was duly approved in the manner required therein at a meeting held on June 18, 2001.

IN WITNESS WHEREOF, we have affixed our hands this 21 day of April, 2004, at Pinellas County, Florida.

CLEARBROOKE TOWNHOUSE
CONDOMINIUM ASSOCIATION, INC.

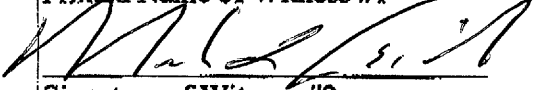
Witnesses:



Signature of Witness #1

JENNIFER LISAK

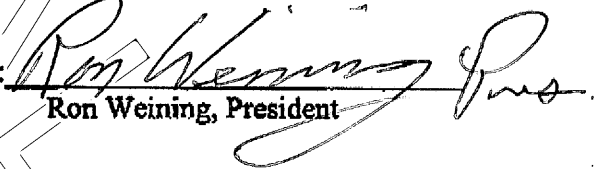
Printed Name of Witness #1



Signature of Witness #2

Mark L. Cecil

Printed Name of Witness #2

BY: 
Ron Weining, President

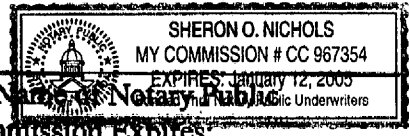
Attest: 
Tulio Zuluaga, Secretary

COPIY

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21 day of April, 2004, by Ron Weining and Tulio Zuluaga, to me known to be the President and Secretary of Clearbrooke Townhouse Condominiums Association, Inc., a Florida Corporation, on behalf of the corporation. They are personally known to me or have produced Personally as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

Sheron Nichols
Notary Public



Printed Name of Notary Public: _____
My Commission Expires: _____

UNOFFICIAL COPY

**AMENDMENT TO THE DECLARATION
OF CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.,
PHASES I, II, III, IV, V, VI VII, VIII, IX, and X**

ARTICLE XXIX

**ASSOCIATION'S RIGHT OF FIRST REFUSAL WITH
RESPECT TO SALE OR LEASE OF CONDOMINIUM UNITS**

Section (E)

No APARTMENT UNIT shall be leased or rented by an owner for the first two (2) years following the closing on the purchase of the APARTMENT UNIT.

CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC. COPY

CERTIFICATE OF AMENDMENT TO THE DECLARATION
OF CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.,
PHASES I, II, III, IV, V, VI VII, VIII, IX, and X

I HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of CLEARBROOKE TOWNHOUSE CONDOMINIUMS, PHASE I, II, III, IV, V, VI, VII, VIII, IX, and X, as described in Official Records Book 4183, at Page 313 and Condominium Plat Book 18, at Page 71, Book 4596 at Page 327-387 and Condominium Plat Book 25 at Page 121, Book 4193 at Page 217/288 and Condominium Plat Book 18 at Page 113, Book 4321 at Page 639/704 and Condominium Plat Book 21 at Page 96, Book 4617 at Page 14-19 and Condominium Plat Book 26 at Page 62, Book 4621 at Page 1590 and Condominium Plat Book 26 at Page 64, Book 4668 at Page 925-986 and Condominium Plat Book 27 at Page 76, Book 4692 at Page 750-815 and Condominium Plat Book 28 at Page 101, Book 4732 at Page 1226-1289 and Condominium Plat Book 29 at Page 71, and Book 4745 at Page 1401-1464 and Condominium Plat Book 30 at Page 24, Book 10403 at Page 1953 of the Official Records of Pinellas County, Florida, was duly approved in the manner required therein at a meeting held on June 9, 2004.

IN WITNESS WHEREOF, we have affixed our hands this 29 day of July, 2004, at Pinellas County, Florida.

CLEARBROOKE TOWNHOUSE
CONDOMINIUM ASSOCIATION, INC.

BY: Ron Weining
Ron Weining, President

Witnesses:

Mark L. Cecil
Signature of Witness #1

MARK L. CECIL
Printed Name of Witness #1

Jennifer Lisak
Signature of Witness #2

JENNIFER LISAK
Printed Name of Witness #2

Attest: Tulio Zuluaga
Tulio Zuluaga, Secretary

**AMENDMENTS TO THE DECLARATION
OF CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.,
PHASES I, II, III, IV, V, VI VII, VIII, IX, and X**

ARTICLE XXVI

INSURANCE COVERAGE FOR INDIVIDUAL UNIT OWNERS

The owner of each apartment unit shall maintain casualty insurance on the following portions of the building structure of his APARTMENT UNIT, including any appurtenant LIMITED COMMON ELEMENTS: Exterior doors and windows; interiors of the unit including ceilings, walls, and floors; furniture, furnishings, and personal effects; and all equipment, including appliances, electrical fixtures, water heaters, air conditioning, and heating equipment. This casualty insurance shall be maintained in an amount equal to the maximum insurance replacement value as determined annually by the insurance carrier.

The owner of each APARTMENT UNIT shall maintain insurance coverage against personal liability for injury to the person or property of another while within such owner's APARTMENT UNIT, including any appurtenant LIMITED COMMON ELEMENTS. All such insurance obtained by the owner of each APARTMENT UNIT shall, whenever such provision shall be available, provide that the insurer waives its right of subrogation as to any claims against the owners of APARTMENT UNITS, ASSOCIATION, and their respective servants, agents, and guests of said other owners and ASSOCIATION. The owner of an APARTMENT UNIT shall be liable for injuries or damages resulting from an accident in his own APARTMENT UNIT to the same extent and degree as the owner of a house shall be liable for an accident occurring within the house.

ARTICLE XXIX

APARTMENT UNIT RENTAL CAP

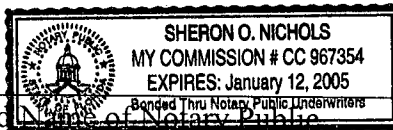
Section (E).

No more than ten (10) APARTMENT UNITS shall be leased or rented at any one time. Current leases are exempt from this amendment for their lease term but upon the end of the lease term become subject to this amendment. Approval by the Board of Directors of proposed lease agreements shall be considered in the order received by the Board of Directors.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29 day of July, 2004, by Ron Weining and Tulio Zuluaga, to me known to be the President and Secretary of Clearbrooke Townhouse Condominiums Association, Inc., a Florida Corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

Sheron O. Nichols
Notary Public



Printed Name of Notary Public: _____
My Commission Expires: _____

UNOFFICIAL COPY