



**PALMA DEL MAR CONDOMINIUM ASSOCIATION No. 5
OF ST. PETERSBURG, INC.**

July 25, 2018

Re: Amendments to the Associations Governing Documents

Dear Palma Del Mar No. 5 Unit Owner:

This letter shall serve as notice to you that, at a Special Meeting of the Membership held on May 31, 2018 pursuant to the authority vested in the membership in applicable Florida Statutes and the Associations Governing Documents a majority of the membership voted to amend the Articles of Incorporation, By-Laws and Declaration of Condominium in relation to certain membership voting requirements.

Enclosed please find the recorded certificate of amendments and the amendments as recorded. You should keep and maintain these documents along with your official governing documents of the Association which were supplied to you upon your purchase of your property at Palma Del Mar Condominium Association No. 5 of St. Petersburg, Inc.

Thank you for your attention to this important matter.

Sincerely,
ON BEHALF OF THE BOARD OF DIRECTORS

Scott Fisher, CMCA©, AMST™
Community Association Manager
Resource Property Management, AAMC

Accredited Association Management Co. (AAMC) - Website-www.resourcepropertymgmt.com

□
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Fax: 941-746-7520

✦
5901 Sun Blvd., Suite 103
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727-864-0004
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Fax: 727-796-5011

□
7300 Park Street
Seminole, FL 33777
727-581-2662
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**AFFIDAVIT OF MAILING OF NOTICE OF
RECORDING AMENDMENTS TO THE ASSOCIATIONS GOVRNING DOCUMENTS**


STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, personally appeared Scott Fisher, Association Manager, who after being duly sworn, deposes and says that the Notice of Recorded Amendments to the Associations Declaration, By-Laws and Articles Amendment of the Palma Del Mar 5 Condominium Association, Inc. was mailed on or before July 25, 2018, in accordance with Section 718 Florida Statutes. The notice was mailed to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

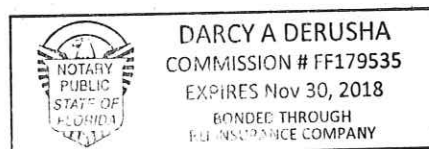


Scott Fisher, CMCA, AMS

The foregoing instrument was acknowledged before me this 25 day of July 2018, by Scott Fisher, as Association Manager of the Palma Del Mar 5 Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me.



Darcy DeRusha
Notary Public, State of Florida at Large



Prepared by and return to:
Monique E. Parker, Esq.
Rabin Parker, P.A.
28059 U.S. 19 North, Suite 301
Clearwater, Florida 33761

CERTIFICATE OF AMENDMENTS TO THE DECLARATION OF
CONDOMINIUM OF PALMA DEL MAR V, A CONDOMINIUM,
AND
THE BYLAWS OF PALMA DEL MAR CONDOMINIUM
ASSOCIATION NO. 5 OF ST. PETERSBURG, INC.
AND
THE ARTICLES OF INCORPORATION OF PALMA DEL MAR
CONDOMINIUM ASSOCIATION NO. 5 OF ST. PETERSBURG, INC.

I hereby certify that at a duly called meeting of the members of Palma Del Mar Condominium Association No. 5 of St. Petersburg, Inc., held on May 31, 2018, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendments to the Declaration of Condominium of Palma Del Mar V, A Condominium, and the Bylaws of Palma Del Mar Condominium Association No. 5 of St. Petersburg, Inc., and the Articles of Incorporation of Palma Del Mar Condominium Association No. 5 of St. Petersburg, Inc., attached hereto as EXHIBIT A, were duly adopted by the membership. The Declaration of Condominium of Palma Del Mar V, A Condominium, was originally recorded in Pinellas County Official Records Book 5263, Page 1036; the Bylaws of Palma Del Mar Condominium Association No. 5 Of St. Petersburg, Inc., were originally recorded in Pinellas County Official Records Book 5263, Page 1117; and the Articles of Incorporation of Palma Del Mar Condominium Association No. 5 Of St. Petersburg, Inc., were originally recorded in Pinellas County Official Records Book 5263, Page 1100.

IN WITNESS WHEREOF, Palma Del Mar Condominium Association No. 5 of St. Petersburg, Inc., has caused this instrument to be signed by its duly authorized officer on this 8 day of June, 2018.

[Signature]
(Signature of Witness #1)
Scott Fisher
(Printed Name of Witness #1)
[Signature]
(Signature of Witness #2)
Cheryl Singleton
(Printed Name of Witness #2)

PALMA DEL MAR CONDOMINIUM ASSOCIATION
No. 5 OF ST. PETERSBURG, INC.

By: [Signature]
(Signature)
Yvonne A. SVE Vice President
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 8 day of June, 2018, by Yvonne A. SVE as vice-president of Palma Del Mar Condominium Association No. 5 of St. Petersburg, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public/State of Florida
My commission expires:

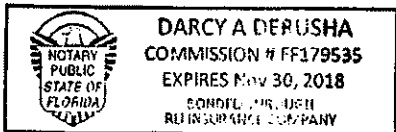


EXHIBIT A

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF PALMA DEL MAR V,
A CONDOMINIUM,
AND
THE BYLAWS OF PALMA DEL MAR CONDOMINIUM
ASSOCIATION NO. 5 OF ST. PETERSBURG, INC.
AND
THE ARTICLES OF INCORPORATION OF PALMA DEL MAR CONDOMINIUM
ASSOCIATION NO. 5 OF ST. PETERSBURG, INC.

The following are amendments to the Declaration of Condominium of Palma Del Mar V, A Condominium, originally recorded in Pinellas County Official Records Book 5263, Page 1036; the Bylaws of Palma Del Mar Condominium Association No. 5 Of St. Petersburg, Inc., originally recorded in Pinellas County Official Records Book 5263, Page 1117; and the Articles of Incorporation of Palma Del Mar Condominium Association No. 5 Of St. Petersburg, Inc., originally recorded in Pinellas County Official Records Book 5263, Page 1100.

NOTE: New wording is underlined, deleted wording is ~~stricken through~~, and *** indicates omitted text.

ITEM NO. 1: Section 9 of the Declaration of Condominium for PALMA DEL MAR V, A CONDOMINIUM, is hereby amended and shall read as follows:

9. AMENDMENT OF DECLARATION

9.01 Amendments to this Declaration may be proposed by the Board of Directors, or by a petition signed by at least twenty-five percent (25%) of the owners, provided that any amendment proposed by the owners is subject to editing as to form and legality by legal counsel for the Association. The specific wording of any proposed amendments must be provided to all owners at least fourteen (14) days prior to the meeting where the voting will take place, together with a notice of the membership meeting where the proposed amendments will be discussed and voted upon, and a proxy form for the owners to allow someone else to vote on their behalf if they are unable to attend the meeting. Amendments must be approved by at least sixty percent (60%) of those owners who participate in the voting, in person or by proxy, at a membership meeting, provided a quorum is obtained. As to any amendments which are approved, a Certificate of Amendment signed by the president or vice president, with two witnesses and a notary, will be recorded in the Pinellas County Public Records with the approved amendments. ~~This Declaration may be modified or amended by notice of the subject matter of the proposed amendment being included in the notice of any meeting at which a proposed amendment is considered. An amendment may be proposed by either the Board of Directors or by seventy five (75) percent of the members of the Association. A resolution adopting a proposed amendment must bear the approval of not less than seventy five (75) percent of the entire membership of the Board of Directors and seventy five (75) percent of the members of the~~

~~Association, or by not less than eighty (80) percent of the votes of the entire membership of the Association. Directors and members not present at the meetings considering the amendment may express their approval, in writing, given before such meetings.~~

~~9.02 In the alternative to the procedure set forth above, an amendment may be made by an Agreement signed and acknowledged by all of the record owners of units in the condominium in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the public records of Pinellas County, Florida.~~

~~9.03 A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by the officers of the Association with the same formality as that of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the public records of Pinellas County, Florida.~~

9.024 Provided however, no amendment shall change the configuration or size of any condominium unit in any material fashion, materially alter or modify the appurtenances to such unit, or change the proportion or percentage by which the owner of the parcel shares the common expenses and owns the common surplus unless the record owner thereof and all record owners of liens thereon shall join in the execution of the amendment.

~~9.05 Notwithstanding anything contained here to the contrary, the designation of the agent for the service of process named in this Declaration may be changed from time to time by an instrument executed by the Association with the formalities required for the execution of a deed and recorded in the public records of Pinellas County, Florida.~~

~~9.06 Anything herein to the contrary notwithstanding, the Developer expressly reserves the right to amend this Declaration in order to correct any legal description contained herein which may be incorrect by reason of a scrivener's or surveyor's error. Such error may be, among other things, the failure to designate an appropriate undivided share of the common expenses or that all of the common expenses or interest in the common surplus or all of the common elements in the condominium have not been distributed in this Declaration such that the sum total of the shares of common elements which have been distributed or the sum total of shares of the common expenses or ownership of common surplus fail to equal 100 percent or if more than 100 percent of common elements or common expenses or ownership of the common surplus shall have been distributed. The Developer may amend this Declaration as aforesaid by filing an amended legal description (or descriptions) as an amendment to this Declaration among the Public Records of Pinellas County, Florida, which amendment (or amendments) shall expressly describe the legal description which is being corrected (by reference to the exhibit containing said legal description or otherwise) in addition to the corrected legal description. Such amendment (or amendments) need be executed and acknowledged only by the Developer and need not be approved by the Association, unit owners, lienors, or mortgagees of units of the Condominium, except for the written consent of the affected mortgagee. As part of any such amendment, there shall be attached thereto an affidavit of the individual or individuals responsible for the original incorrect legal description, whether he be the scrivener or the surveyor, which affidavit shall set forth that: (1) said individual made an error in the legal~~

description, (2) the error is corrected by the description contained in the amendment, and (3) it was the intent at the time of the incorrect original legal description to make that description such as is contained in the new amendment.

ITEM NO. 2: Article XVII of the Bylaws of PALMA DEL MAR CONDOMINIUM ASSOCIATION NO. 5 OF ST. PETERSBURG, INC., a Florida Non-Profit Corporation, is hereby amended and shall read as follows:

ARTICLE XVII. AMENDMENT OF BYLAWS

Amendments to these Bylaws may be proposed by the Board of Directors, or by a petition signed by at least twenty-five percent (25%) of the owners, provided that any amendment proposed by the owners is subject to editing as to form and legality by legal counsel for the Association. The specific wording of any proposed amendments must be provided to all owners at least fourteen (14) days prior to the meeting where the voting will take place, together with a notice of the membership meeting where the proposed amendments will be discussed and voted upon, and a proxy form for the owners to allow someone else to vote on their behalf if they are unable to attend the meeting. Amendments must be approved by at least sixty percent (60%) of those owners who participate in the voting, in person or by proxy, at a membership meeting, provided a quorum is obtained. As to any amendments which are approved, a Certificate of Amendment signed by the president or vice president, with two witnesses and a notary, will be recorded in the Pinellas County Public Records with the approved amendments. The Bylaws of the Association may be altered, amended or repealed, unless specifically prohibited herein, at any regular or special meeting of the members by a three-fourths (3/4) vote of all members of the Association, and provided that notice of said membership meeting has been given in accordance with these Bylaws, and that the notice as aforesaid contained a full statement of the proposed amendment. No modification or amendment to the Bylaws shall be valid unless set forth or annexed to a duly recorded amendment to the Declaration of Condominium. No Bylaw shall be revised or amended by reference to its title or number only. Proposals to amend existing Bylaws shall contain the full text of the Bylaws to be amended, new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Bylaw. See Bylaw _____ for present text." Nonmaterial errors or omissions in the Bylaw process shall not invalidate an otherwise properly promulgated amendment.

ITEM NO. 3: Article IX of the Articles of Incorporation of PALMA DEL MAR CONDOMINIUM ASSOCIATION NO. 5 OF ST. PETERSBURG, INC., a Florida Non-Profit Corporation, is hereby amended and shall read as follows:

ARTICLE IX. AMENDMENT TO ARTICLES

Amendments to these Articles of Incorporation may be proposed by the Board of Directors, or by a petition signed by at least twenty-five percent (25%) of the owners, provided that any amendment proposed by the owners is subject to editing as to form and legality by legal counsel for the Association. The specific wording of any proposed amendments must be provided to all owners at least fourteen (14) days prior to the meeting where the voting will take place, together with a notice of the membership meeting where the proposed amendments will be discussed and voted upon, and a proxy form for the owners to allow someone else to vote on their behalf if they are unable to attend the meeting. Amendments must be approved by at least sixty percent (60%) of those owners who participate in the voting, in person or by proxy, at a membership meeting, provided a quorum is obtained. As to any amendments which are approved, a Certificate of Amendment signed by the president or vice president, with two witnesses and a notary, will be recorded in the Pinellas County Public Records with the approved amendments. The Articles of Incorporation may be amended at any special or regular meeting by approval of not less than 75 percent of the entire membership of the Board of Directors and 75 percent of the members of the Association, or by not less than 80 percent of the votes of the entire membership of the Association. Any amendment to these Articles will be voted upon only after notice of any meeting as required by the bylaws of the Association.

END OF AMENDMENTS