

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
BAY POINTE VILLAS, A CONDOMINIUM**

April 7th, 2020 by not less than sixty-six and two-thirds percent (66-2/3%) of the entire Unit Owners of the Association, the Declaration of Condominium of Bay Pointe Villas, a Condominium, as recorded in O.R. Book 10183, Page 734, et seq. of the Public Records of Pinellas County, Florida, is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium of Bay Pointe Villas, a Condominium."

IN WITNESS WHEREOF, BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 7th day of April, 2020.

BAY POINTE VILLAS CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

By: *Keith Carnes*
Keith Carnes, President
Printed Name

ATTEST:

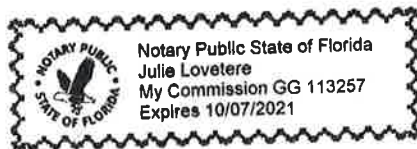
Steve Finkle
Steve Finkle, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 7th day of April, 2020, personally appeared before me Keith Carnes, as President, and Steve Finkle, as Secretary, of Bay Pointe Villas Condominium Association, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Julie Lovetere
NOTARY PUBLIC

My Commission Expires:



**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
BAY POINTE VILLAS, A CONDOMINIUM**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

1. Section 12, Use Restrictions, Subsection 12.5, Leasing of Units, of the Declaration shall be amended to read as follows:

Leasing of Units. After approval by the Board of Directors required herein, entire Units may be rented provided the occupancy is only by the lessee, or Lessee's family and guests. No rooms may be rented and no transient tenants (tenants of less than 90 days) shall be accommodated in any Unit. The lease of any Unit shall not release or discharge the Owner from compliance with any of Owner's obligations and duties as a Unit Owner. A Unit Owner may not lease a Unit during the initial twelve (12) months of ownership. No lease shall be for a period of less than twelve (12) months ~~ninety (90) days~~. All of the provisions of this Declaration, and Bylaws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit to the same extent as against a Unit Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the Rules and Regulations of the Association, the terms and provision of the Declaration and the Bylaws, and designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event if violations by the tenant of such covenant, which covenant shall be an essential element of any such lease or tenancy agreement, whether oral or written, and whether specifically expressed is such agreement or not.

EXHIBIT "A"