

# Zacur & Graham, P.A.

*Attorneys and Counselors at Law*

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REAL ESTATE ATTORNEY

August 9, 2023

Town Shores of Gulfport No. 218, Inc.  
Ms. Irene Gernon  
3210 59<sup>th</sup> Street South  
Gulfport, Florida 33707

Re: Town Shores of Gulfport No. 218, Inc., Buckingham Building

Dear Irene:

Enclosed please find the original recorded Amendment to Declaration of Town Shores of Gulfport No. 218.

These documents have now been recorded pursuant to the requirements of Florida Statute Chapter 718 and the Association must forward copies of the Amendment to Declaration to the unit owners so they may place the Amendment within their condominium documents for future reference.

Thank you for your cooperation.

Yours truly,

ZACUR & GRAHAM, P.A.



RICHARD A. ZACUR  
RAZ/st  
Enclosure

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

Plats pertaining hereto are filed in Plat Book 44, Pages 61-65.

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
TOWN SHORES OF GULFPORT NO. 218, INC.**

WHEREAS, the Board of Directors and members of TOWN SHORES OF GULFPORT NO. 218, INC., hereinafter referred to as "Association," desires to amend the Declaration for said association, which Declaration of Condominium and By-Laws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 5071, beginning with Page 2043, 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, By-Laws and Articles of Incorporation, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on July 10, 2023, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by 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 Declaration of Condominium.

WHEREAS, that the Board of Directors and the 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, and said Amendment is as follows:


20. OBLIGATIONS OF MEMBERS: In addition to other obligations and duties heretofore set out in this Declaration, every owner shall:

(o) Not to make or cause any structural alteration to or in the building, specifically including, but not limited to screening, or enclosure of private balconies, except storm windows, screen doors or hurricane shutters. Written application, specifications, color, the design, and make to be approved by the Association for any named exceptions to this clause. Removal of any additions or improvements or fixtures from the building, or any act that will impair the structural soundness of the building is prohibited. Any alteration or addition to the common elements of the building shall require the approval of the Board and a vote of not less than sixty-six and two-thirds (66 2/3) vote of the unit owners.

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.

TOWN SHORES OF GULFPORT NO. 218, INC.

BY:   
\_\_\_\_\_  
President

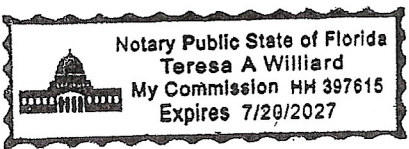
By:   
\_\_\_\_\_  
Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged via  physical presence OR  online notarizations, before me this 27<sup>th</sup> day of JULY, 2023, by STEPHEN MOONEY, the President and IRENE BELWON, the Secretary, who are personally known to me or who have produced \_\_\_\_\_ as identification and who did take an oath and depose and say that he/she executed the foregoing Amendments for the purposes therein expressed.

My commission expires:

Teresa A. Williard  
Notary Public



TERESA A. Williard  
Notary Name Typed/Printed

(Coding: Words in underscored type indicate additions and/or amendment from the original Declaration, By-Laws or Articles of Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)