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June 29, 2022

Board of Directors
The Moorings of Pinellas County
Condominium Association, Inc.
c/o Ameri-Tech Community Management, Inc.
24701 US Highway 19 N., Suite 102
Clearwater, FL 33763



Re: Certificate of Amendment

Dear Board Members:

Enclosed please find the "original" amendment to the Declaration of Condominium, which was recorded at O.R. Book 22117, Pages 2697-2698, Public Records of Pinellas County, Florida.

A copy of the recorded document should be provided to all owners within The Moorings of Pinellas County Condominium Association, Inc. Please be advised that this Certificate was recorded electronically, so the enclosed recorded Certificate of Amendment should be placed with the original executed Certificate and placed with the Association's official records.

As always, it is a pleasure serving the Association. If you should have any questions, please feel free to contact the undersigned.

Sincerely,

Scott M. Gross

Scott M. Gross, Esq.
(Signed Electronically to Avoid Delay)

SMG:dls
Enclosure

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM OF
THE MOORINGS, CONDOMINIUM

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

1. Article 8, Insurance, Section 8.2, of the Declaration of Condominium, is amended to read as follows:

8.2 ~~Authority~~ Requirement of Individual Unit Owners to Purchase Insurance and ~~Sponsor's Recommendation~~. It shall ~~not~~ be the responsibility ~~or~~ and duty of the each Unit Owner ~~Association~~ to obtain insurance coverage upon the personal liability, personal property ~~or~~ and living expenses of any Unit Owner ~~but the Unit Owner may obtain such insurance~~ at his/her own expense provided such insurance ~~does may not be of a nature to~~ affect policies purchased by the Association. Unit Owners shall furnish the Association with copies of all insurance policies obtained by them on an annual basis. In the event of a loss within the unit, the Unit Owner shall be obligated to promptly submit such claim to their insurance carrier and provide proof of such claim to the Association within a reasonable time period or upon request, unless otherwise agreed to in writing by the Association.

2. Article 14, Compliance and Default, Section 14.3, of the Declaration of Condominium, is amended to read as follows:

14.3 Costs and Attorney's Fees. In any proceeding arising because of an alleged failure of a Unit Owner to comply with the terms of the Declaration, By-Laws, and Rules and Regulations adopted pursuant thereto, and said documents as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonably attorneys' fees as may be awarded by the Court, provided no attorneys' fees may be recovered against the Association in any Action. In addition, the Association shall be entitled to assess pre-litigation attorney's fees and costs expended to resolve enforcement matters against the Unit Owner in violation, regardless of whether litigation is ultimately filed. Such assessments shall be collectible in the same manner as other assessments contemplated in Article 6 of this Declaration.

PREPARED BY AND RETURN TO:
Cianfrane, Nikoloff, Grant & Greenberg, P.A.
1764 Bayshore Boulevard, Suite A
Dunedin, FL 34698

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
THE MOORINGS, A CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on June 1, 2022, by the affirmative vote of not less than two-thirds of the Units of the Association, the Declaration of Condominium of The Moorings, a Condominium, as originally recorded in O.R. Book 4948, Page 1533 et seq., and as amended, in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

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

IN WITNESS WHEREOF, THE MOORINGS HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 1 day of June, 2022

THE MOORINGS OF PINELLAS COUNTY
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: Pamela C. Stevens
Pamela C. Stevens, as President
Printed Name

ATTEST:
Melissa Woodruff
Melissa Woodruff, as Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of June, 2022 by Pamela C. Stevens and Melissa Woodruff, as President and Secretary of the Association, and is personally known to me or has produced _____ as identification.

 Catherine M. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG238178
Expires 8/7/2022

Catherine M. Roberts
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 8/7/22

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THE MOORINGS OF PINELLAS COUNTY
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: Pamela C. Stevens
Pamela C. Stevens, as President
Printed Name

ATTEST:

Melissa Woodruff
Melissa Woodruff, as Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of June, 2022, by Pamela C. Stevens and Melissa Woodruff, as President and Secretary of the Association, and is personally known to me or has produced _____ as identification.



Catherine M. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG236178
Expires 8/7/2022

Catherine M. Roberts
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 8/7/22

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TO
DECLARATION OF CONDOMINIUM OF
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DELETIONS INDICATED BY ~~STRIKE THROUGH~~
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