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February 9, 2021

**VIA E-MAIL ONLY**

Board of Directors  
The Moorings of Pinellas County  
Condominium Association, Inc.  
c/o Ameri-Tech Community Management

**Re: Recorded Certificate of Amendment to Declaration**

Dear Board Members:

Enclosed please find a Certificate of Amendment to the Declaration recently recorded in the public records for the Association's review and records.

Please distribute a copy of the recorded document to the owners within The Moorings and place the original in the Association's official records.

If you have any questions, please do not hesitate to call.

Sincerely,

*Daniel J. Greenberg*

Daniel J. Greenberg, Esq.  
(*Electronically signed to avoid delay*)

DJG:cmg  
Enclosures

PREPARED BY AND RETURN TO  
Cianfrone, Nikoloff, Grant & Greenberg, P.A.  
1964 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 January 27, 2021, 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 foregoing instrument was acknowledged.

THE MOORINGS OF PINELLAS COUNTY  
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: Karen Cleary, as

President

ATTEST:

Printed Name Karen Cleary

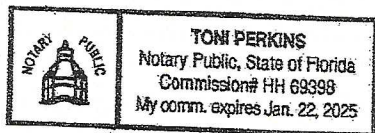
Donna Houtz, as Secretary

Printed Name

Donna Houtz

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day, Jan, 2021 by Karen Cleary and Donna Houtz, as President and Secretary of the Association, and is personally known to me or  has produced FLD as identification.



[Signature]

NOTARY PUBLIC

State of Florida at Large

My Commission Expires:

EXHIBIT "A"  
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. Shall Article 10, Section 10.3 Leasing, of the Declaration of Condominium, be amended to read as follows:

10.3 Leasing. ~~Units may be rented to persons qualifying under paragraph 10.1 provided the occupancy is only by the lessee and the members of his family, servants and nonpaying social guests, and further provided that the lease is for a term of three (3) months or longer, except that Sponsor reserves the right to lease to qualified renters, as determined in the sole judgement of the Sponsor, for shorter time periods. No unit may be leased without the prior written approval of the Association. An Owner shall not be authorized to lease his Unit during the initial 12 months of ownership. No unit shall be leased for a period of less than six (6) months. No individual rooms may be rented and no transients may be accommodated in a Unit. No Unit shall be advertised for rent as a vacation rental on sites such as Airbnb, VRBO or the like. The Owner shall, no less than fifteen (15) days in advance of the proposed lease, notify the Board of Directors, in writing, of same on such forms as the Board may require. In connection with the application, the Association may charge an application fee up to the highest amount allowed by law, and may conduct a criminal background check, but shall not be obligated to do so. All proposed lessees may be required to be interviewed by a committee appointed by the Board of Directors prior to occupancy. The Board of Directors shall have the authority to adopt or amend criteria, policies and procedures in furtherance of these restrictions from time to time. Any lease or occupancy made in violation of these restrictions shall be deemed void.~~

Not more than fifteen percent (15%) of the Units shall be leased at any one time. The Board of Directors shall be authorized to establish a waiting list to accommodate additional Owners desiring to lease their Units on a first come, first served basis. Association-owned Units shall be exempt from this lease cap and shall not be included in the numerator or denominator in any calculation of the lease cap.

AND

Article 11, Restrictions on Transfer of Unit, Section 11.1, Transfers Subject to Approval, Paragraph (b) Lease, of the Declaration of Condominium, is amended to read as follows:

(b) Lease. No Unit Owner may lease a Unit or any interest therein by lease ~~for a period in excess of one year~~ without approval of the Association.

AND

Article 11, Restrictions on Transfer of Unit, Section 11.2, Approval by Association, Subsection (b), Certificate of Approval, Paragraph 2 Lease, of the Declaration of Condominium, is amended to read as follows:

(2) Lease – If the proposed transaction is a lease, then within fifteen (15) days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President and Secretary of the Association in non-recordable form and delivered to the Unit Owner and shall be recorded in the Official Public Records of the County.

EXHIBIT "A"

**MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION, INC.  
RESOLUTION FOR ADMINISTERING LEASING CAP SPACES**

Upon motion duly made by Pamela Stevens, duly seconded by Karen Cleary, the following Resolution was adopted on January 27, 2021 by a majority vote of the Board of Directors.

WHEREAS, Article 10, Section 10.3 Leasing, of the Declaration of Condominium, originally recorded at O.R. Book 4948, Page 1533 et seq., as amended by that specific amendment to the Declaration, recorded at O.R. Book 21376, Page 2610 et seq., of the public records, as amended from time to time, provides for a rental cap; and

WHEREAS, this above-referenced section also provides that the Association has the authority to promulgate policies and procedures regarding implementation and administration of the leasing cap; and

WHEREAS, the Board of Directors desires to adopt a procedure relating to the leasing cap.

NOW, THEREFORE, be it resolved by the Board of Directors:

- 1) At no time shall more than fifteen (15%) of the units be leased. There shall be no exceptions for hardship or otherwise.
- 2) Any owner desiring to lease their unit must inform the Board of Directors in writing and shall be placed on a waiting list to be applied on a first-come, first-served basis.
- 3) An owner who currently has a space within the leasing cap shall have 30 days from the expiration or termination of their current lease to find a new tenant that meets the approval of the Association or such owner shall forfeit their cap space.
- 4) When a space opens, the Board shall contact the first person on the waiting list in writing to notify them that a space is available. That owner shall have 30 days from such notice to secure a tenant who is approved by the Association. After 30 days has passed without finding an approved tenant, the Board will notify the next person on the waiting list and the process shall continue until an approved tenant is secured or the waiting list is exhausted.

A copy of this Resolution shall become a part of the corporate records of the Association, and shall be kept with the other policy resolutions and the rules and regulations provided for herein shall have the same force and effect as if set forth in the Association's rules and regulations.

By: Karen Cleary  
Karen Cleary, as President

Attest: Pamela C. Stevens  
Pamela C. Stevens, as Secretary