

Prepared By and Return To:
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KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
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**CERTIFICATE OF AMENDMENT TO
DECLARATION FOR FRANKLIN SQUARE EAST
HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on June 9, 2021, by the affirmative vote, in person or by proxy, of two-thirds (2/3) of the voting interest, the Declaration, as originally recorded in O.R. Book 7116, Page 1413, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration for Franklin Square East Homeowners Association, Inc."

IN WITNESS WHEREOF, FRANKLIN SQUARE EAST HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 18 day of June, 2021.

FRANKLIN SQUARE EAST HOMEOWNERS
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Edward J. Hopkins
EDWARD J. HOPKINS Treasurer
Printed Name

By:

William Hershisier
William Hershisier President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

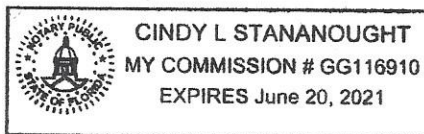
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 18 day of June, 2021, by William Hershisier and Edward Hopkins, President and Treasurer, respectively, of Franklin Square East Homeowners Association, Inc., and [] is personally known to me or [] has produced _____ as identification.

Cindy L. Stananought

NOTARY PUBLIC

State of Florida at Large

My Commission Expires:



**SCHEDULE OF AMENDMENTS
TO DECLARATION FOR FRANKLIN SQUARE EAST
HOMEOWNERS ASSOCIATION, INC.**

1. Article XII, Use Restrictions, of the Declaration shall be amended to add a new Section 26, Leasing and Occupancy, to read as follows:

Section 26. Leasing and Occupancy. An Owner may not lease, rent or allow occupancy of a Unit by any party other than the owner(s) immediate family during the first twelve (12) months of ownership. The foregoing restriction shall not apply to any Unit owned by the Association as the result of a foreclosure of its lien or the acceptance of a deed in lieu of foreclosure. Owners wishing to rent or lease their Unit must provide notice to the Association of their intention to lease. Leases shall be for a minimum term of six (6) months. No more than two (2) consecutive leases for any Unit may be made in any 365-day period. Only entire Units may be leased; the individual renting of rooms and/or sub-leasing of a Unit is strictly prohibited. No Unit shall be advertised for rent as a vacation rental on sites such as Airbnb, VRBO, or the like. The advertising of a Unit for lease or rent for any term or use which is inconsistent with this Declaration shall be prohibited.