

PREPARED BY AND ~~RESERVED TO~~  
HARRY S. CLINE, Esquire  
Macfarlane, Ferguson &  
McMullen  
625 Court Street, Suite 200  
Post Office Box 1669  
Clearwater, FL 33757

**AMENDMENT**  
**OF**  
**SUBSTANTIAL COMPLETION OF UNITS**  
**FOR**  
**BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM**

This amendment, made by the undersigned, FIRST BELLA COSTA, LLC, a Florida limited liability company, hereinafter referred to as the "Developer", as authorized by § 718.104(4)(e), Fla. Stat., does hereby amend the Declaration of Condominium of Bella Costa at Mediterranean Manors Condominium, as recorded in O.R. Book 15171, page 350 thru 425, and Condominium Plat Book 142, pages 87 thru 90, public records of Pinellas County, Florida, is to amend said Declaration to confirm substantial completion of additional units as set forth in the said condominium plat, as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.
2. **Amendment.** As set forth in the attached surveyor's certificate, construction of improvements is substantially complete so that the condominium plat together with the provisions of the Declaration of Condominium describing the condominium property is an accurate representation of the location and the dimensions of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from the attached materials and the said condominium plat and said Declaration, as to Unit(s) 1-4, for Block(s) 2, in and for the condominium plat for BELLA COSTA, recorded in Condominium Plat Book 142, pages 87 thru 90, public records of Pinellas County, Florida, and a certificate of the surveyor and mapper for the condominium is attached to this amendment certifying to the foregoing.

IN WITNESS WHEREOF, the Developer has executed this said Amendment to confirm said substantial completion in the public records, this 8<sup>th</sup> day of August, 2006.

Signed, Sealed and Delivered in the Presence of:

FIRST BELLA COSTA, LLC, a Florida limited liability company  
By: ROTTLUND HOMES OF FLORIDA, INC., a Minnesota corporation,  
Its Managing Member

Donise M. Vagstad  
Print name: Donise M. Vagstad

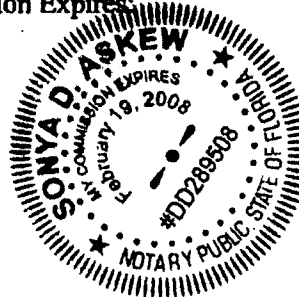
By: Michael A. Willenbacher  
Michael A. Willenbacher, President

Jessica Ellis  
Print name: Jessica Ellis

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 8 day of August, 2006 by Michael A. WILLENBACHER, as President of ROTTLUND HOMES OF FLORIDA, INC., a Minnesota corporation, Managing Member of FIRST BELLA COSTA, LLC, a Florida limited liability company, who executed same on behalf of the corporation, who is  personally known to me or who  has produced a drivers license as identification and who (did) (did not) take an oath.

Sonya D. Askew  
NOTARY PUBLIC  
Commission Expires: \_\_\_\_\_  
SONYA D. ASKEW



**SURVEYOR'S CERTIFICATE  
OF COMPLETION**

**AS TO**

**BELLA COSTA**

**as recorded in Condominium Plat Book 142, pages 87 thru 90**

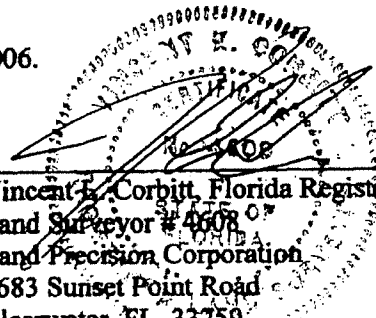
**as to Units created for the**

**BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM  
O.R. Book 15171, pages 350 thru 425, inclusive, public records of  
Pinellas County, Florida**

VINCENT L. CORBITT, Florida Registered Land Surveyor # 4608, of Land Precision Corporation, Registered Land Surveyor for the above-referenced condominium situate in Pinellas County, Florida, does make the following certification:

Construction of improvements is substantially complete so that the condominium plat, together with the provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and the dimensions of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from the attached materials and the said condominium plat and said Declaration, as to Unit(s) 1-4, for Block(s) 2, in and for the condominium plat for BELLA COSTA, recorded in Condominium Plat Book 142, pages 87 thru 90, public records of Pinellas County, Florida.

DATED this 3 day of August, 2006.

  
Vincent L. Corbitt, Florida Registered  
Land Surveyor # 4608  
Land Precision Corporation  
2683 Sunset Point Road  
Clearwater, FL 33759

R 27.00

PREPARED BY AND RETURN TO:  
HARRY S. CLINE, Esquire  
Macfarlane, Ferguson &  
McMullen  
625 Court Street, Suite 200  
Post Office Box 1669  
Clearwater, FL 33757

**AMENDMENT**  
**OF**  
**SUBSTANTIAL COMPLETION OF UNITS**  
**FOR**  
**BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM**

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1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.
  
2. **Amendment.** As set forth in the attached surveyor's certificate, construction of improvements is substantially complete so that the condominium plat together with the provisions of the Declaration of Condominium describing the condominium property is an accurate representation of the location and the dimensions of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from the attached materials and the said condominium plat and said Declaration, as to Unit(s) 1-4, for Block(s) 7, in and for the condominium plat for BELLA COSTA, recorded in Condominium Plat Book 142, pages 87 thru 90, public records of Pinellas County, Florida, and a certificate of the surveyor and mapper for the condominium is attached to this amendment certifying to the foregoing.

IN WITNESS WHEREOF, the Developer has executed this said Amendment to confirm said substantial completion in the public records, this 16<sup>th</sup> day of July, 2008.

Signed, Sealed and Delivered  
in the Presence of:

Deanne Young  
Print name: Deanne Young

Christ P. Harger  
Print name: Christ P. Harger

FIRST BELLA COSTA, LLC, a Florida  
limited liability company

By: ROTTLUND HOMES OF FLORIDA,  
INC., a Minnesota corporation,  
Its Managing Member

By: Randall J. Smith  
Randall J. Smith, Vice President

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 2008, by RANDALL J. SMITH, as Vice President of ROTTLUND HOMES OF FLORIDA, INC., a Minnesota corporation, Managing Member of FIRST BELLA COSTA, LLC, a Florida limited liability company, who executed same on behalf of the corporation, who is [X] personally known to me or who [ ] has produced a drivers license as identification and who (did) (did not) take an oath.

Marla A. Laufenberg  
NOTARY PUBLIC  
Commission Expires:

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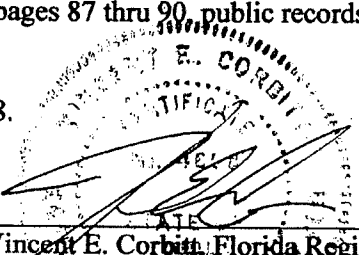
**SURVEYOR'S CERTIFICATE**  
**OF COMPLETION**  
**AS TO**  
**BELLA COSTA**  
**as recorded in Condominium Plat Book 142, pages 87 thru 90**

**as to Units created for the**  
**BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM**  
**O.R. Book 15171, pages 350 thru 425, inclusive, public records of**  
**Pinellas County, Florida**

**VINCENT E. CORBITT**, Florida Registered Land Surveyor # 4608, of Land Precision Corporation, Registered Land Surveyor for the above-referenced condominium situate in Pinellas County, Florida, does make the following certification:

Construction of improvements is substantially complete so that the condominium plat, together with the provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and the dimensions of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from the attached materials and the said condominium plat and said Declaration, as to Units 1 - 4, for Block 7, in and for the condominium plat for BELLA COSTA, recorded in Condominium Plat Book 142, pages 87 thru 90, public records of Pinellas County, Florida.

DATED this 30<sup>TH</sup> day of *June*, 2008.



Vincent E. Corbett, Florida Registered  
Land Surveyor # 4608  
Land Precision Corporation  
2683 Sunset Point Road  
Clearwater, FL 33759

PREPARED BY AND RETURN TO:  
HARRY S. CLINE, Esquire  
Macfarlane, Ferguson &  
McMullen  
625 Court Street, Suite 200  
Post Office Box 1669  
Clearwater, FL 33757

**AMENDMENT**  
**OF**  
**SUBSTANTIAL COMPLETION OF UNITS**  
**FOR**  
**BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM**


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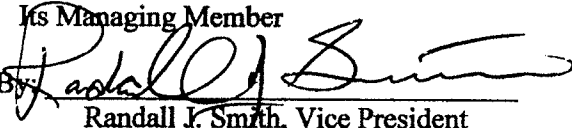
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2. **Amendment.** As set forth in the attached surveyor's certificate, construction of improvements is substantially complete so that the condominium plat together with the provisions of the Declaration of Condominium describing the condominium property is an accurate representation of the location and the dimensions of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from the attached materials and the said condominium plat and said Declaration, as to Unit(s) 1 - 4, for Blocks 3,4 & 6, in and for the condominium plat for BELLA COSTA, recorded in Condominium Plat Book 142, pages 87 thru 90, public records of Pinellas County, Florida, and a certificate of the surveyor and mapper for the condominium is attached to this amendment certifying to the foregoing.

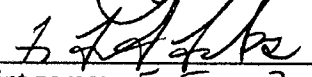
IN WITNESS WHEREOF, the Developer has executed this said Amendment to confirm said substantial completion in the public records, this 29<sup>th</sup> day of January, 2008.

Signed, Sealed and Delivered  
in the Presence of:

FIRST BELLA COSTA, LLC, a Florida  
limited liability company  
By: ROTTLUND HOMES OF FLORIDA,  
INC., a Minnesota corporation,  
Its Managing Member

  
Print name: Christi D. Hargel

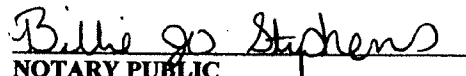
  
By: Randall J. Smith, Vice President

  
Print name: F. Timothy Fooks

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2008, by RANDALL J. SMITH, as Vice President of ROTTLUND HOMES OF FLORIDA, INC., a Minnesota corporation, Managing Member of FIRST BELLA COSTA, LLC, a Florida limited liability company, who executed same on behalf of the corporation, who is  personally known to me or who  has produced a drivers license as identification and who (did) (did not) take an oath.



  
NOTARY PUBLIC  
Commission Expires: June 29, 2008



**SURVEYOR'S CERTIFICATE**  
**OF COMPLETION**  
**AS TO**  
**BELLA COSTA**

**as recorded in Condominium Plat Book 142, pages 87 thru 90**

**as to Units created for the**

**BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM**  
**O.R. Book 15171, pages 350 thru 425, inclusive, public records of**  
**Pinellas County, Florida**

VINCENT E. CORBITT, Florida Registered Land Surveyor # 4608, of Land Precision Corporation, Registered Land Surveyor for the above-referenced condominium situate in Pinellas County, Florida, does make the following certification:

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DATED this 28<sup>TH</sup> day of January, 2008.



Vincent E. Corbitt, Florida Registered  
Land Surveyor # 4608  
Land Precision Corporation  
2683 Sunset Point Road  
Clearwater, FL 33759

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF BELLA COSTA  
AT MEDITERRANEAN MANORS CONDOMINIUM, A CONDOMINIUM**

The undersigned Officers of Bella Costa at Mediterranean Manors Condominium Association Inc., the corporation in charge of the operation and control of Bella Costa at Mediterranean Manors Condominium, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 15171, Page 350, of the Public Records of Pinellas County, Florida, hereby certify that the following Amendment to the Declaration of Condominium was proposed and approved by majority vote of the Board of Directors at a Board meeting held on June 9, 2011, and approved by a vote of not less than two-thirds (2/3) of the unit owners at a membership meeting held on June 9, 2011.

(Additions indicated by underlining; deletions by ~~striking through~~, omitted, unaffected language by ellipses...)

12.5 Leasing of Units. After approval by the Board of Directors as required herein, entire Units may be rented provided the occupancy is only by the Lessee, his family and guests. No rooms may be rented and no transient tenants (tenants of less than 30 days) shall be accommodated in any Unit. The lease of any Unit shall not release or discharge the Owner from compliance with any of his obligations and duties as a Unit Owner. No lease shall be for a period of less than four (4) months, ~~thirty (30) 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 provisions of the Declaration of Condominium and 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 of 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 in such agreement or not.

IN WITNESS WHEREOF, Bella Costa at Mediterranean Manors Condominium Association, Inc. has caused this Certificate to be executed in its name on this 29th day of September 2011 in Pinellas County, Florida.

BELLA COSTA AT MEDITERRANEAN MANORS CONDOMINIUM  
ASSOCIATION, INC

Witness: [Signature]  
STANLEY RYAN  
Print Name

by: [Signature]  
ROBERT S. LA SALA, President  
Print Name

Witness: [Signature]  
TED QUESNETTE  
Print Name

Witness: [Signature]  
Sarah Queller  
Print Name

Witness: [Signature]  
TED QUESNETTE  
Print Name

Attest: [Signature]  
JANET WHITE, Secretary  
Print Name