

Prepared by and return to:

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**CERTIFICATE OF AMENDMENT
TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VISTAS IN SEABROOKE
AND
NOTICE OF PRESERVATION PURSUANT TO SECTION 712.05(2)(b), FLORIDA STATUTES**

THIS CERTIFICATE OF AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VISTAS IN SEABROOKE (the "Amendment"), is made this 18 day of June, 2021 by VISTAS HOMEOWNERS' OF SEABROOKE, INC., a Florida corporation not for profit (the "Association").

This Certificate of Amendment is indexed under the legal name of the Association executing this Certificate, references the recording information of the Declaration of Covenants, Conditions and Restrictions, and is intended to preserve and protect the Declaration of Covenants, Conditions and Restrictions from extinguishment by operation of Chapter 712, Florida Statutes.

RECITALS

WHEREAS, certain Master Declaration of Covenants, Conditions and Restrictions for the Vistas in Seabrooke (the "Declaration"), recorded in Official Records Book 7110, Page 0521, *et seq.*, of the Public Records of Pinellas County, Florida; and

WHEREAS, Section 712.05(2)(b), Florida Statutes, provides for preservation of a covenant or restriction by filing a notice of preservation with an amendment to a community covenant or restriction that references the covenant or restriction to be preserved. The covenants or restrictions to be preserved are:

- i. Master Declaration of Covenants, Conditions and Restrictions for the Vistas in Seabrooke, recorded in Official Records Book 7110, Page 0521, et seq., of the Public Records of Pinellas County, Florida; and
- ii. Certificate of Amendment to the By-Laws of Vistas Homeowners' of Seabrooke, Inc., recorded in Official Records Book 7110, Page 0547, et seq., of the Public Records of Pinellas County, Florida; and
- iii. Notice of Preservation of the Master Declaration of Covenants, Conditions and Restrictions for the Vistas in Seabrooke, recorded in Official Records Book 20455, Page 622, et seq., of the Public Records of Pinellas County, Florida; and

WHEREAS, Article XI, Section 3 of the Declaration provides that the Declaration may be amended during the first twenty (20) year period by the vote of not less than ninety percent (90%) of

*Certificate of Amendment to the Master Declaration of Covenants, Conditions
And Restrictions for the Vistas in Seabrooke and Notice of Preservation*

the Owners of Lots and thereafter by an Instrument signed by not less than seventy-five percent (75%) of the Owners of Lots; and

WHEREAS, Aggie Palsha, President and Karen Hodges, as Secretary of Vistas Homeowners' of Seabrooke, Inc., do hereby certify that the following amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Vistas in Seabrooke has been approved at the Meeting of the Members, held on May 25, 2021, by an Instrument signed by not less than seventy-five percent (75%) of the Owners of Lots as evidenced by the owner signatures maintained in the official records of the Association; and

WHEREAS, Association wishes to place this Amendment in the Public Records of Pinellas County, Florida;

NOW THEREFORE, Association declares that every portion of the real property subject to the Declaration shall be subject to the provisions of this Amendment.

General Provisions. The foregoing Recitals are true and correct and are incorporated into and form a part of this Amendment. All initially capitalized terms not defined herein shall have the definitions for such terms as provided in the Declaration.

(Where applicable, the following "~~strike through~~" text will be deleted and the following new text will be added "underscoring").

I. Article V, Section 3, of the Master Declaration of Covenants, Conditions and Restrictions for The Vistas in Seabrooke is created to read as follows:

Section 3. Leasing. No Lot may be leased, rented or licensed for occupancy by others (collectively herein "leased") during the first one (1) year of ownership of that Lot by the owner. Leasing shall be for single-family residential use for a term of not less than six (6) months. No less than the entire Lot may be leased and subleasing is prohibited. No more than two (2) consecutive leases for any Lot may be made in any 365-day period. The advertising of a Lot for lease for any term or use which is inconsistent with this Declaration is prohibited.

II. Article XI, Section 3, of the Master Declaration of Covenants, Conditions and Restrictions for The Vistas in Seabrooke is amended to read as follows:

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated by the vote of seventy-five percent (75%) of the members of each class of membership present, in person or by proxy, at a meeting called for such purpose. This Declaration may be amended during the first twenty (20) year period by the vote of not less than ninety percent (90%) of the Owners of Lots and thereafter by an Instrument signed by not less than seventy-five percent (75%) of the Owners of Lots. All amendments must be recorded, and no amendment shall diminish, discontinue or in any way adversely effect the right of the Declarant under this Declaration, nor shall any amendment valid unless approved by the Declarant as evidenced by its written joinder.

*Certificate of Amendment to the Master Declaration of Covenants, Conditions
And Restrictions for the Vistas in Seabrooke and Notice of Preservation*

IN WITNESS WHEREOF, the undersigned has executed this Amendment on behalf of the Association this 18 day of June, 2021.

Signed, sealed and delivered
in the presence of:

**VISTAS HOMEOWNERS' OF
SEABROOKE, INC.**, a Florida not for profit
corporation

M. Susan Marino
Print Name: M. SUSAN MARINO

By: *Aggie Palsha*
Aggie Palsha, President

Cindy L. Stananought
Print Name: Cindy L. Stananought

M. Susan Marino
Print Name: M. SUSAN MARINO

Attest:
By: *Karen Hodges*
Karen Hodges, Secretary

Cindy L. Stananought
Print Name: Cindy L. Stananought

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned authority, this day personally appeared, Aggie Palsha, as President and Karen Hodges, as Secretary, respectively of Vistas Homeowners' of Seabrooke, Inc., a Florida not for profit corporation, by means of physical presence or online notarization, as officer of said corporation and severally acknowledged before me that they executed the foregoing Certificate of Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Vistas in Seabrooke and Notice of Preservation Pursuant to Section 712.05(2)(b), Florida Statutes, freely and voluntarily for and on behalf of said corporation, for the uses and purposes therein mentioned and intended, and with full and specific authority of the Board of Directors of said corporation in their behalf.

WITNESS my hand and official seal this 18 day of June, 2021.

Cindy L. Stananought
Notary Public
My Commission expires: 06-20-2021

