

Additions Indicated by Underlining  
Deletions Indicated by ~~Striking Through~~

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF  
TOWN SHORES OF GULFPORT No. 204, INC.  
THE GROTON HOUSE**

Resolved that 18, ADD sub-paragraph (b 1,2, 3,4) – as recorded in O.R. 3434, page 194 in the Pinellas County Clerk of Court Records, be added as follows:

**(b1) No condominium unit owner shall enter into a rental agreement or lease of his/her condominium unit for any period of less than twelve (12) months. In addition, no unit may be leased for more than one (1) time in any consecutive twelve (12) month period. No rental agreement shall contain a sub-let clause.**

**(b2) No unit may be leased or rented for a period of one (1) year from the date title to the unit is transferred or conveyed to a new owner, whether by deed, gift foreclosure or any other manner of conveyance, excluding inheritance.**

**(b3) At no time shall more than five (5) of the units be occupied by other than owner(s). The term "rental unit" shall mean all units occupied by other than the registered owner(s). The Board of Directors shall have the right and power in its sole discretion to temporarily exceed the five (5) rental unit limit to meet extenuating circumstances, such as: deceased owners or long term illness. New leases presented to the Association for approval shall be registered with the time and date of presentation, and the Board shall make a determination of when the five (5) rental unit limit has been reached, reviewing application on a first come, first serve basis, as reflected by the registration information on the Lease. Request for rental approval which are received after the five (5) rental unit limit has been reached will be placed on a waiting list as they are received, and will be considered for approval if and when the number of rentals fall below the five (5) rental unit limit.**

**(b4) If the purchaser or lessee is a corporation, the approval may be conditioned upon the approval by the Association of all occupants of the condominium. No condominium parcel may be sold to a corporation, partnership, or other business entity, with the sole exception that the association may take title to a unit pursuant to the Governing Documents of the condominium and the Association.**

**All the restrictions regarding rental units will take effect upon being recorded in Pinellas County Public Records, and shall apply to all leases entered into subsequent to the recording date. Any lease in force at the date of the recording shall continue in force until the expiration of its term.**

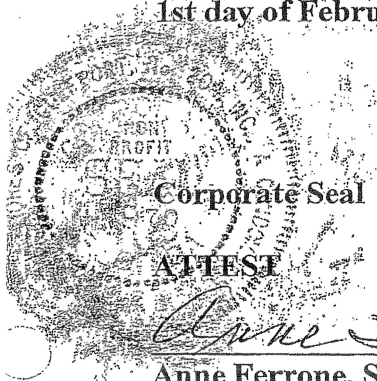
CERTIFICATE OF AMENDMENT  
TO THE BY-LAWS  
OF  
TOWN SHORES GULFPORT No. 204, INC.  
THE GROTON HOUSE

NOTICE IS HEREBY GIVEN that at a fully called meeting of the members on November 7, 2005 and January 30, 2006, by a vote of not less than two-thirds of the total vote of the membership present and voting. The By-Laws of TOWN SHORES OF GULFPORT No. 204, INC., as originally recorded in O. R. Book 3434, Page 194 et seq., in the Public Records of Pinellas County, Florida, be amended as attached:

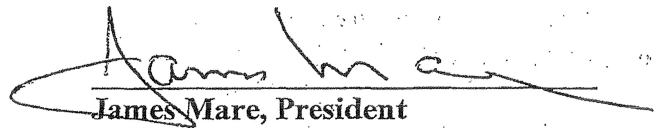
IN WITNESS WHEREOF, Town Shores of Gulfport No. 204, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove this 1st day of February, 2006.

Corporate Seal

ATTEST

  
*Anne Ferrone*  
Anne Ferrone, Secretary

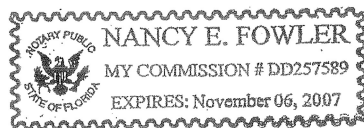
Town Shores of Gulfport No. 204, Inc.

  
James Mare, President

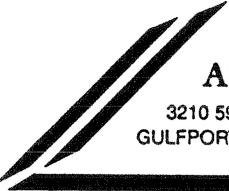
KEN BURKE, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INST# 2006040710 02/02/2006 at 01:53 PM  
OFF REC BK: 14909 PG: 1273-1274  
DocType:CTF RECORDING: \$18.50

STATE OF FLORIDA  
COUNTY OF PINELLAS

On this 1st day of February, 2006, personally appeared before me James Mare, President, and Anne Ferrone, Secretary, of Town Shores of Gulfport No. 204, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.



  
Nancy Fowler, Notary Public



**TOWN SHORES MASTER  
ASSOCIATION, INC.**

3210 59TH STREET SO.  
GULFPORT, FL. 33707

(813) 345-9491

October 31, 1997

Town Shores of Gulfport #204, Inc.  
The Groton Building  
5940 30th Ave. South  
Gulfport, FL 33707

Dear Unit Owner:

The Annual Meeting for The Groton Building will be held December 1, 1997. Formal notice of the meeting is attached.

The enclosed Operating Budget that was adopted by the Board of Directors on October 29, 1997 is enclosed. New coupon books will be mailed to you prior to January 1, 1998 due date. The two reserve budgets will be discussed with the members at the Annual meeting. Please note that the reserve budget - As Required by Florida Statutes 718.112 must be waived by a majority of the members before the BOARD recommended funding can be adopted. The Board is seeking a yes vote to waive.

You will find a Voting Certificate enclosed for changing the unit owner voter of your units. If there is no change, simply disregard this form.

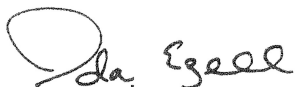
The Board of Directors have included a rule which was accidentally removed from the Blue Book (Documents). Please included this rule in your Blue Book.

Election of directors will be held at this Annual Meeting. There are five vacancies on the Board of Directors and five candidates. The candidates are John Black, Mary Lehrer, Virginia Mayleas, Max Roth, and Hilda Tyson. Formal balloting will not be required, therefore, the Secretary will be asked to cast one vote of acclamation for the above candidates.

If you are unable to attend this important meeting, please return the enclosed proxy. Mark each item with a YES or NO prior to submitting it. If it is not marked, it will not be counted. We must have twenty unit owners in person or proxy to establish a quorum to have the meeting to waive the statutory reserves. If it is not waived, it will be automatically adopted. Your proxy is EXTREMELY important!

If you will be absent, mail your proxy to: Secretary, The Groton, 3210 59th Street So., Gulfport, FL 33707. Please do not delay!

Sincerely,



Ida Ezell, CMCA, AMS  
Town Shores of Gulfport #204, Inc.  
The Groton Building  
October 31, 1997

**Town Shores of Gulfport, #204, Inc.**  
**The Groton Building**  
**Annual Meeting**  
**October 31, 1997**

**A one bedroom unit is limited to two occupants and a two bedroom unit is limited to four occupants. This rule applies to permanent residence only.**



AMENDMENTS TO THE BY-LAWS  
DECLARATION OF CONDOMINIUM  
ARTICLES OF INCORPORATION

INST # 92-356743  
EC 9, 1992 11:50AM

TOWN SHORES OF GULFPORT NO. 204, INC.  
A CONDOMINIUM NOT FOR PROFIT

THE GROTON BUILDING

I HEREBY CERTIFY that this is a true and exact copy of the Resolutions adopted by a two thirds ballot of the unit owners for amendment passage of the Declaration of Condominium and three fourths ballot for By-Laws and Articles of Condominium amendment passage of Town Shores of Gulfport No. 204, Inc., a Condominium, a Florida Corporation as of December 7, 1992, pursuant to Notice:

By Laws for Town Shores of Gulfport No. 204, are located in O.R. Book 3434, beginning with page 216.

The Declaration of Condominium is located in O.R. Book 3434, beginning with Page 182.

The Articles of Incorporation are located in O.R. Book 3434, beginning with Page 232.

*Andrea S. Merzefu*  
-----  
Witness

*Anne Ferrone*  
-----  
President

*Barbara G. Black*  
-----  
Witness

*Margaret J. Kelly*  
-----  
Secretary

The foregoing instrument was acknowledged before me this 7th day of December, 1992 by *ANNE FERRONE*, President and *MARGARET J. KELLY*, Secretary of Town Shores of Gulfport No. 204, Inc., a Florida Corporation on behalf of the Corporation. They are personally known to me and who did take an oath.

*Gloria Jean Renfrow*  
-----  
Notary Public  
Gloria Jean Renfrow  
My Commission Expires  
Sept. 8, 1996  
Comm. No. CC 223072  
Seal

Condominium Plats pertaining hereto are filed in Condominium Plat Book 6, pages 93 and 94.

Return to: Gloria Renfrow  
3210 59th Street South  
Gulfport, Fl 33707

1. Resolved that the Declaration of Condominium - 23. INVALIDATION AND OPERATION, O.R. 3434, PAGE 197, be added as 23. (a) as follows:
  - (a) Whereas and whenever subjects are silent in the Declaration of Condominium or By-Laws, the current Florida Statute 718, and any amendments hereafter, as promulgated from time to time, shall govern the Association.
  
2. Resolved that the Declaration of Condominium, 17. INSURANCE, (a), O.R. 3434, PAGE 187, be added as (a) (1) as follows:
  - (1) The Association insurance coverage specifically does not include insurance coverage of or on personal property, including, but not limited to, wall covering, ceiling covering, floor covering, electrical fixtures, kitchen cabinets, appliances, air conditioning or heating nor any other named item contained within the unit that Florida Statutes, Chapter 718 may promulgate from time to time, as exclusions from the Association's responsibility regarding "building" insurance coverage.
  
3. Resolved that the Declaration of Condominium under 20. OBLIGATION OF MEMBERS, G., O.R. 3434, PAGE 194, be changed as follows:
  - G. Not to make or cause any structural alteration to or in the building, specifically including, but not limited to screening, or enclosure of private balconies ~~and/or affixing outside shutters to windows~~, except storm windows, screen doors or hurricane shutters. Written application, specifications, color, the design, and make to be approved by the Association for any named exceptions to this clause. ~~and/or~~ Removal of any additions or improvements or fixtures from the building, or ~~do~~ any act that will impair the structural soundness of the building is prohibited.
  
4. Resolved that the Declaration of Condominium under 15. MAINTENANCE, (b) BY THE CONDOMINIUM PARCEL OWNER: O.R. 3434, PAGE 186, be added as (dd) as follows:
  - dd. That the repair, replacement and maintenance cost of such items as wall, ceiling and floor covering, electrical fixtures, kitchen cabinets, appliances, bath and shower related interior fixtures, shower pans, windows, glass, screens, air conditioning, air conditioning pans, heating unit, the unit exit doors, inside frames, hinges, locks, threshold and shutters shall be the responsibility of the unit owner

5. Resolved that the Declaration of Condominium under MISCELLANEOUS COVENANTS, 1. COVERED PARKING SPACES, O.R. 3434, PAGE 198, be added as 1. a. as follows:

a. The Board of Directors shall have the authority to assess, coordinate and/or appoint a committee of carport owners for carport maintenance and repair.

6. Resolved that the BY-LAWS under ARTICLE X, HOUSE RULES, E., O.R. 3434, PAGE 225, be changed as follows:

E. No children under the age of ~~fourteen (14)~~ eighteen (18) years shall be permitted to live as permanent residents in the condominium units, provided, however, that nothing herein shall prevent owners from having children as visitors or guests for a limited period of time.

7. Resolved that the BY-LAWS under ARTICLE X, HOUSE RULES, E., O. R. 3434, PAGE 225, be added as follows:

E. Limited period of time to be defined as 30 days. The Board of Directors reserves the right to grant an extension upon request of a unit owner due to extenuating circumstances.

8. Resolved that the By-Laws, ARTICLE XIV, AMENDMENT OF BY-LAWS, O. R 3434, Page227 be changed as follows:

ARTICLE XIV. The By-Laws of the Corporation may be altered, amended or repealed unless specifically prohibited herein, at any regular or special meeting of the members by a ~~three-fourths (3/4)~~ two-thirds (2/3) vote of all members of the Corporation.....

Substantial wording of ARTICLE XIV. See XIV for present text.

9. Resolved that the Articles of Incorporation, VIII., O. R. 3434, Page 237 be changed as follows:

VIII The By-Laws of the Corporation are to made, altered or rescinded by the ~~three-fourths (3/4)~~ two-thirds (2/3) vote of the members of this Corporation.

10. Resolved that the Articles of Incorporation XI., O. R. 3434, Page 238, be changed as follows:

XI. The Articles of Incorporation may not be amended, altered, modified, changed or rescinded by a vote of less than ~~three-fourths (3/4ths)~~ two-thirds (2/3rds) of the then present members of the Corporation.....

Substantial wording of Article XI. See provision XI for present text.

11. Resolved that the By-Laws, under ARTICLE X, HOUSE RULES, O.R. 3434, Page 225 be added as 5. as follows:

5. Tile floor covering shall be limited to the entryways, kitchens and baths of the units only.

\* \* \* DO NOT COMPLETE UNLESS THE VOTING MEMBER OF YOUR UNIT HAS CHANGED!!!!

VOTING CERTIFICATE

NAME OF ASSOCIATION: TOWN SHORES OF GULFPORT #204, INC. - THE GROTON

\* UNIT #: \_\_\_\_\_ LOCATED AT: 5940 30TH AVENUE SOUTH, GULFPORT , FL 33707

\* OWNER(S) OF RECORD: \_\_\_\_\_

DO NOT COMPLETE UNLESS DESIGNATED VOTER HAS CHANGED.

I/ \_\_\_\_\_ I am/  
We the undersigned hereby state that we are the fee owners of the above referenced  
condominium unit. Pursuant to the by-laws of the aforesaid condominium unit, we  
\* do hereby designate (**Name of one unit owner only**) \_\_\_\_\_  
as voting member for the aforementioned condominium unit. It is understood that  
this certificate shall revoke all prior certificates and shall be considered valid  
until revoked by a subsequent certificate.

\_\_\_\_\_  
Signature of Unit Owner #3

\_\_\_\_\_  
Signature of Unit Owner #1

\_\_\_\_\_  
Signature of Unit Owner #4

\_\_\_\_\_  
Signature of Unit Owner #2

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 199\_\_\_\_ by \_\_\_\_\_  
\_\_\_\_\_, who is personally known to me or who  
has produced \_\_\_\_\_ as identification and who  
did / did not take an oath.

\_\_\_\_\_  
Notary Public



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  - (a) Whereas and whenever subjects are silent in the Declaration of Condominium or By-Laws, the current Florida Statute 718, and any amendments hereafter, as promulgated from time to time, shall govern the Association.
  
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THE ABOVE THREE AMENDMENTS ARE PRESENTED SO OUR DOCUMENTS WILL COMPLY WITH NEW AMENDMENTS TO FLORIDA STATUTES 718, WHICH BECAME EFFECTIVE IN 1992. YOUR AFFIRMATIVE VOTE IS REQUESTED.

4. Resolved that the Declaration of Condominium under 15. MAINTENANCE, (b) BY THE CONDOMINIUM PARCEL OWNER: O.R. 3434, PAGE 186, be added as (dd) as follows:
  - dd. That the repair, replacement and maintenance cost of such items as wall, ceiling and floor covering, electrical fixtures, kitchen cabinets, appliances, bath and shower related interior fixtures, shower pans, windows, glass, screens, air conditioning, air conditioning pans, heating unit, the unit exit doors, inside frames, hinges, locks, threshold and shutters shall be the responsibility of the unit owner.

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8. Resolved that the By-Laws, ARTICLE XIV, AMENDMENT OF BY-LAWS, O. R. 3434, Page 227 be changed as follows:

ARTICLE XIV. The By-Laws of the Corporation may be altered, amended or repealed unless specifically prohibited herein, at any regular or special meeting of the members by a ~~three-fourths (3/4)~~ two-thirds (2/3) vote of all members of the Corporation.....

Substantial wording of ARTICLE XIV. See XIV for present text.
  
9. Resolved that the Articles of Incorporation, VIII., O. R. 3434, Page 237 be changed as follows:

VIII The By-Laws of the Corporation are to made, altered or rescinded by the ~~three-fourths (3/4)~~ two-thirds (2/3) vote of the members of this Corporation.

**R U L E S   A N D   R E G U L A T I O N S**

1. **GUESTS.** All guests must be supplied red guest tags by the host resident. The tag should be visible while on or in the common facilities of the Master Association. Unit residents shall be responsible for the conduct of their guests.
2. **OWNERS** should have black ID tags visible while on or in the recreation facilities of the Master Association.
3. **RV PARKING** is available in the Master's parking lot near the marina in parking places labeled "CAMPER". The vehicle must have a temporary parking permit, available to RV owners for one week in any three month period of time. NO boats or trailers are allowed on the common property of the Master Association. Vehicles without permits will be towed at the owner's expense. TOW AWAY ZONE signs will constitute legal posted notice.
4. **MARINA** rental is available to any resident of Town Shores on an availability basis for vessels titled in their name. The rental agreements, rules and regulations for the marina are available at the office. Boat owners MUST provide a copy of their current liability insurance to the office at each renewal. Rental and/or renewal shall be at the option of the Master Association.
5. **FACILITIES** at the Clubhouse are available for use by any resident for a **personal** function. An application is required and must be approved. A \$100.00 refundable cleaning deposit and a \$50.00 rental fee must accompany an application.
6. The **CLUBHOUSE** facilities are available for use by Town Shores Club or building functions. Application approval is required. Under NO CIRCUMSTANCES will ticket sales be in excess of fire code regulations. (Seating at tables for a dinner - 325; Chair seating only with aisles for exiting safely - 550)
7. Any **APPLICATION** that is denied may be appealed to the Executive Board for a reversal. Any application denied by the Executive Board may be appealed to the Board of Directors by delivering to the President of the Master Association, a request to submit the denial to the Board of Directors at its next regular meeting for consideration.
8. A **CLEANING FEE** OF \$35.00 must accompany all applications for Club or building Dinner/Dance events. The Cleaning schedule provided with each application must be completed by the applicant.
9. **SHIRTS AND/OR COVER-UPS** must be worn at all times when outside the confines of a unit except on the pool decking. Cover-ups and shoes

10. Resolved that the Articles of Incorporation XI., O. R. 3434, Page 238, be changed as follows:

XI. The Articles of Incorporation may not be amended, altered, modified, changed or rescinded by a vote of less than ~~three-fourths (3/4ths)~~ two-thirds (2/3rds) of the then present members of the Corporation.....

Substantial wording of Article XI. See provision XI for present text.

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5. Tile floor covering shall be limited to the entryways, kitchens and baths of the units only.

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RECORDING 1 \$19.50  
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TOTAL: \$19.50  
CHECK AMT. TENDERED: \$19.50  
CHANGE: \$0.00

AMENDMENTS TO THE BY-LAWS  
DECLARATION OF CONDOMINIUM  
ARTICLES OF INCORPORATION

TOWN SHORES OF GULFPORT NO. 204, INC.

A CONDOMINIUM NOT FOR PROFIT

THE GROTON BUILDING

I HEREBY CERTIFY that this is a true and exact copy of the Resolutions adopted by a two thirds ballot of the unit owners for amendment passage of the Declaration of Condominium and three fourths ballot for By-Laws and Articles of Condominium amendment passage of Town Shores of Gulfport No. 204., Inc., a Condominium, a Florida Corporation as of August 1, 1999, pursuant to Notice:

Article II - Directors (O.R. 3434 Page 218)

Currently Reads:

Section 7. Meetings - Sub Section C:

C. Special meeting of the Board may be called by the President on five-(5) days notice to each Director. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of three (3) Directors

To Be Changed to:

Section 7. Meetings - Sub Section C:

C. Special meeting of the Board may be called by the President on ~~two-~~ (2) ~~five-~~ (5) days notice to each Director. Special meetings shall be called by the President or Secretary in a like manner and on like notice on written request of three (3) Directors.

PAGES 1  
ACCT \_\_\_\_\_  
REC 61  
DR219 \_\_\_\_\_  
DS \_\_\_\_\_  
INT \_\_\_\_\_  
FEES \_\_\_\_\_  
MTF \_\_\_\_\_  
P/C \_\_\_\_\_  
REV \_\_\_\_\_  
TOTAL 61  
CK BAL \_\_\_\_\_  
HG AMT \_\_\_\_\_

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01 000000000  
DCL-TOWN SHORES OF GULFPORT NO 204  
RECORDING 001 PAGES 1 \$6.00  
TOTAL: \$6.00  
P CHECK AMT. TENDERED: \$6.00  
CHANGE: \$0.00

Article V - Meeting of the Membership (O.R. 3434 Page 221)

Currently Reads:

Section 2. Annual Meeting - Paragraph 2:

Regular annual meetings subsequent to 1971 shall be held on the first Monday of December, of each succeeding year, if not a legal holiday and if a legal holiday, then on the next secular day following.

To Be Changed To:

Section 2. Annual Meeting - Paragraph 2:

Regular annual meetings subsequent to 1971 shall be held on the first Monday of ~~December~~ **November**, of each succeeding year, if not a legal holiday and if a legal holiday, then on the next secular day following.

PLEASE ADD THE ATTACHED  
AMENDMENT TO THE BY LAWS  
TO YOUR BLUE BOOK.

Lorraine Strattan  
Witness

Anna P. Ferrone  
President

Brooklyn J. Mahoney  
Witness

Virginia E. Mayleas  
Secretary

The foregoing Instrument was acknowledged before me this 16 day of August, 1999, by Anna P. Ferrone, President and Virginia E. Mayleas Secretary of Town Shores of Gulfport No 204, Inc. a Florida Corporation on behalf of the Corporation. They are personally known to me and who did take an oath.

Return to: Virginia E. Mayleas  
5940 30th Ave.S #206

Alex M. Adornato  
Notary Public



Date \_\_\_\_\_ October 31, 1997 \_\_\_\_\_

**TOWN SHORES OF GULFPORT # 204., INC.**

**NOTICE OF ANNUAL MEETING**

**Dear Unit Owner:**

**The Annual Meeting for the Town Shores of Gulfport #204, Inc., A Condominium Association, will be held on December 1, 1997 at 1:00 P.M. in the Clubhouse Auditorium, 3210 59th Street South, Gulfport, FL 33707.**

**If the voting member of your unit can not attend the meeting, he/she must complete the enclosed PROXY from authorizing another PERSON to cast your vote in your is EXTREMELY IMPORTANT that proxies be returned to this office.**

**If you have any questions pertaining to the upcoming meeting, please feel free to contact this office at (813) 345-9491.**

**Sincerely,**



**Ida Ezell, CMCA, AMS  
The Groton Building**

**A G E N D A**

**Establish Quorum-Call to Order  
Reading or Waiver of Minutes  
Moment of Silence  
Recognition of New Owners  
Treasurer's Report  
Discuss the Board recommended Reserves  
Vote to carry forward all balances-IRS  
President's Report  
Open Forum  
Election Results  
Adjournment**

**There will be a Board  
of Directors Meeting  
following the Annual  
Meeting for election  
of new officers and  
adoption of the 1998  
reserves budget.**