

**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
MILLPOND TRACE, A CONDOMINIUM**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

1. Article 7, Obligations and Restrictions, Section 7.2, Use of Condominium Unit, subsection (A), of the Declaration of Condominium shall be amended to read as follows:

(A) No unit may be used for transient or hotel purposes except that a unit owner may lease his/her unit for a minimum of one hundred and eighty (180) consecutive days except as noted below; with the lease subject to approval by the Association, which in its discretion may charge a fee not to exceed fifty dollars (\$50.00). In no event may any unit be subleased.

Unit Owners, who acquire a condominium unit subsequent to the date of recording this amendment, shall not lease the condominium unit for a period of two (2) years after the initial acquisition of the condominium and subsequent to the two (2) years of initial ownership, shall only lease the condominium for a maximum of one (1) lease per calendar year. ~~for a minimum lease term of one (1) year.~~ All leases shall be subject to approval ~~approved~~ by the Association.

The term "lease" and/or "lessee" shall mean and include any occupant residing in a unit in the absence of the record owner and said occupants shall be deemed tenants, for purposes of enforcing any and all restrictions contained herein. There shall be no occupancy of a Unit without compliance with the requirements set forth herein.

If a lessee violates any of these rules or any other rule of the Association, or any term of this Declaration or the By-Laws, or fails to pay rent upon demand to the Association in accordance with the provisions herein, then in addition to any other rights that it may have, the Association has the right to evict the lessee from the unit as an agent of the owner/landlord as if the Association were the landlord under Chapter 83 of the Florida Statutes, as same may be amended from time to time, and

the owner agrees to cooperate with the Association in said eviction proceedings. The unit owner of the unit shall be liable for all costs associated with any eviction proceedings, including attorneys' fees and costs, and same shall be added to and become part of the assessment to which the unit is subject and the payment of same is to be secured and enforced in the manner as specified elsewhere in this Declaration.

2. Article 7, Obligations and Restrictions of the Declaration of Condominium shall be amended by adding a new Section 7.3, Limitation of Ownership, to read as follows:

Section 7.3 Limitation of Ownership. No individual, legally married couple or entity may own more than two (2) units at any given time. Any current unit owner that owns more than two (2) units as of the date of the recording of this amendment shall be grandfathered, but such unit owner may not acquire any additional units within the community and such grandfather exception will expire upon the sale of any unit currently owned by an individual, legally married couple or entity currently owning more than two (2) units.

Prepared By and Return To:
Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
MILLPOND TRACE, A CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 20, 2016, by the requisite approval of the membership, the Declaration of Condominium For Millpond Trace, A Condominium, originally recorded in O.R. Book 1530, Page 0798, et seq. of the Public Records of Pasco County, Florida, is hereby amended as follows:

The Declaration of Condominium for Millpond Trace, a Condominium is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium for Millpond Trace, A Condominium."

IN WITNESS WHEREOF, MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 22 day of January 2016.

MILLPOND TRACE CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

By: *Jessica Albrecht*
_____, President

ATTEST:

Angela Rossi
_____, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 22 day of January 2016, personally appeared before me _____, as President, and _____, as Secretary, of MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

Cindy L. Stananought
NOTARY PUBLIC

My Commission Expires:

CINDY L. STANANOUGHT
Notary Public, State of Florida
My Comm. Expires Mar. 24, 2017
No. FF 2