

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

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

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on September 20, 2023 and adjourned to December 6, 2023, by the approval of sixty-six and two thirds (66 2/3%) percent of the members of the Association, the Declaration of Condominium For Millpond Trace, A Condominium Phase I, 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 Phase I is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium for Millpond Trace, A Condominium Phase I."

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 14 day of December, 2023.

MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: [Signature]  
EDWARD M. EASTMAN, as President

ATTEST:

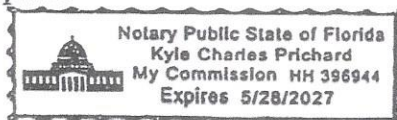
[Signature]  
LEONARD RICE, as Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of December, 2023, by Edward M. Eastman, as President and Lenny Rice, as Secretary, of MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC., and are personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
MILLPOND TRACE, A CONDOMINIUM  
PHASE I

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

1. ARTICLE 2, DESCRIPTION OF THE CONDOMINIUM, Section 2.8, LIMITED COMMON ELEMENTS, of the Declaration, shall be amended to add a new Subsection (d) to read as follows:

DECLARATION

ARTICLE 2  
DESCRIPTION OF THE CONDOMINIUM

Section 2.8 LIMITED COMMON ELEMENTS

...

(d) Owners are permitted to install a patio, on the ground floor appurtenant to the unit, upon the prior written approval of the Board of Directors or a review committee established by the Board. The patio shall be a limited common element for the exclusive use of the unit to which it abuts. Unit owners wishing to install patios shall submit an application and plans showing the design, size, dimensions, shape, material, color, location, and thickness for approval prior to the patio being installed and no patio shall be installed without the written approval of the Board of Directors or a review committee established by the Board. Failure of the Board of Directors to approve or deny the application for modification shall act as a denial of such application. The use and maintenance of the patio shall be in accordance with guidelines or any rules and regulations as may be established and/or amended from time to time by the Board of Directors.

EXHIBIT "A"



INSTR# 2023218198 BK 10951 PG 3164  
12/15/2023 10:36am Page 1 of 2  
Doc. 2657440 Rec: 10.50  
FE: 0.00 TT: 0.00  
Nikk: Alvarez-Solis, Esq.  
Pasco County Clerk & Comptroller

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1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT  
TO THE BYLAWS  
OF  
MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on September 20, 2023 and adjourned to December 6, 2023, by the approval of not less than a majority of the votes of all members of the Association represented at a meeting at which a quorum has been attained and by not less than than sixty-six and two-thirds (66 2/3%) percent of the Board Members, the Bylaws of Millpond Trace Condominium Association, Inc., attached as an exhibit to the Declaration of Condominium for Millpond Trace, a Condominium Phase I, 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 Bylaws are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Bylaws of Millpond Trace Condominium Association, Inc."

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 14 day of December, 2023.

MILLPOND TRACE CONDOMINIUM  
ASSOCIATION, INC.

(Corporate Seal)

By: [Signature]  
EDWARD M. EASTMAN, as President

ATTEST:

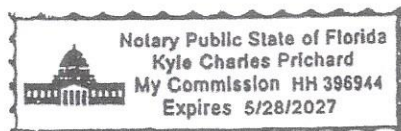
[Signature]  
Edward Rice, as Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of December, 2023, by Edward M. Eastman, as President and Lenny Rice, as Secretary, of MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC., and are personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



SCHEDULE OF AMENDMENTS  
TO  
BYLAWS  
OF  
MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC.

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

1. ARTICLE 12, OPERATION OF THE CONDOMINIUM PROPERTY, Section 12.1, MAINTENANCE, REPAIR, REPLACEMENT AND OTHER COMMON EXPENSES, Subsection (b), By the Unit Owner, of the Bylaws, shall be amended by adding a new Paragraph (4) to to read as follows:

Section 12.1 MAINTENANCE, REPAIR, REPLACEMENT AND OTHER COMMON EXPENSES.

(b) By the Unit Owner.

(4) The unit owner having exclusive use of the patio shall be responsible for all aspects of repair, maintenance and/or replacement of the patio at his or her sole expense and such patio responsibilities shall run with the land. Should the patio have to be removed in order to service, maintain, repair or replace any underlying item or the building foundation that the Association is responsible for maintaining, the unit owner having exclusive use of the patio shall bear the costs and same may be charged to the unit and enforced as an assessment against the unit and may be foreclosed in the manner set forth in the governing documents of the Association.

EXHIBIT "A"