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Hofstra, PA**

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March 31, 2016

VIA EMAIL TO WZAK@MAIL.COM and RSPRINGER@OUTLOOK.COM and U.S. MAIL

Board of Directors of Scopello
Condominium Association, Inc.
c/o Mr. William Zak, President
2200 Gulf Boulevard, Unit 403
Indian Rocks Beach, Florida 33785

Re: Amendment to Declaration of Condominium
Our File No. 30,493

Ladies and Gentlemen:

I enclose the original recorded Certificate of Amendment to Declaration of Condominium of Scopello, A Condominium, together with Exhibit "A" thereto. Said instrument constitutes an official record of the association and must be maintained as such. I would strongly advise you to provide each of your members with a photocopy of same.

Should you have any additional questions or comments, please do not hesitate to advise.

Very truly yours,

Peter T. Hofstra

PTH:ks
Enclosure

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This Instrument Prepared
By and Return to:
Peter T. Hofstra, Esquire
8640 Seminole Blvd.
Seminole, FL 33772
#30,493

**CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM OF
SCOPELLO, A CONDOMINIUM**

THIS IS TO CERTIFY THAT:

1. The Declaration of Condominium of SCOPELLO, A CONDOMINIUM is recorded in O.R. Book 14413, Page 107, et seq., Public Records of Pinellas County, Florida.
2. The Condominium Plat pertaining to SCOPELLO, A CONDOMINIUM is recorded in Condominium Plat Book 137, Pages 37-41, Public Records of Pinellas County, Florida.
3. The Resolution attached hereto as Exhibit "A" was duly adopted by the Board of Directors of SCOPELLO CONDOMINIUM ASSOCIATION, INC., and by the membership of SCOPELLO CONDOMINIUM ASSOCIATION, INC., in accordance with the requirements of the Declaration of Condominium of SCOPELLO, A CONDOMINIUM, and the By-Laws of SCOPELLO CONDOMINIUM ASSOCIATION, INC.

Executed at Pinellas County, Florida, on this 22 day of March, 2016.

SCOPELLO CONDOMINIUM
ASSOCIATION, INC.

Mr. R.P. Springer
Witness

By:

William Zak *pres.*
WILLIAM ZAK, Its President

Megan Hawley
Witness
R.P. Springer

Attest:

Benjamin Whited *Secretary*
BENJAMIN WHITED, Its Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22nd day of MARCH, 2016, by WILLIAM ZAK and BENJAMIN WHITED, as President and Secretary, respectively, of SCOPELLO CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

Patricia L Melnyk

(Signature of Notary)

Patricia L. Melnyk

(Name of notary, printed or stamped)

Notary Public

(Serial Number, if any)



PATRICIA L. MELNYK
MY COMMISSION # FF 173014
EXPIRES: December 3, 2018
Bonded Thru Budget Notary Services

RESOLUTIONS AMENDING THE
DECLARATION OF CONDOMINIUM FOR
SCOPELLO, A CONDOMINIUM

1. RESOLVED, THAT, the first sentence of Paragraph 17.1 of the Declaration of Condominium, which currently reads as follows:

"In the event a unit owner wishes to sell, transfer or lease his unit (for a period of one year or more), he shall first deliver written notice containing a copy of the proposed contract or lease with the name and address of the proposed purchaser or lessee to the Association notifying it of his intention to accept the same."

is hereby amended to read as follows:

"In the event a unit owner wishes to sell, transfer or lease his unit ~~(for a period of one year or more)~~, he shall first deliver written notice containing a copy of the proposed contract or lease with the name and address of the proposed purchaser or lessee to the Association notifying it of his intention to accept the same."

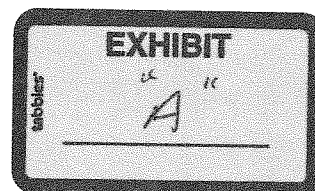
2. RESOLVED, THAT, Paragraph 17.4 of the Declaration of Condominium which current reads as follows:

"17.4 Developer. The provisions of this Section shall not apply to the sale of Units by the Developer. The provisions of this Section shall not apply to a transfer or purchase by Institutional First Mortgagees which acquire title as a result of their mortgage lien on the Unit, regardless of whether the title is acquired by deed from the mortgagor or through foreclosure proceedings; nor shall this Section require approval of a purchaser who acquires title to a Unit at a duly advertised public sale, with open bidding provided by law, including but not limited to an execution sale, a foreclosure sale, a judicial or a tax sale."

is hereby deleted in its entirety.

3, RESOLVED, THAT, the following be added as Paragraph 17.11 of the Declaration of Condominium:


"17.11 Security Deposit: The Association may require that a prospective lessee place a security deposit, in an amount not to exceed the equivalent of one month's rent, into an escrow account maintained by the Association. The security deposit shall protect against damages to the Common Elements or Association Property. Payment of interest, claims against the deposits, refunds, and disputes regarding the security deposit shall be handled in the same fashion as provided in Part II of Chapter 83 of the Florida Statutes."




4. RESOLVED, THAT, the remaining terms, provisions, conditions of the Declaration of Condominium are hereby ratified, confirmed and approved.

DATED: MARCH 12, 2016.

SCOPELLO CONDOMINIUM ASSOCIATION, INC.

By: 
WILLIAM ZAK
Its President

Attest: 
BENJAMIN WHITES
Its Secretary

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