

*Paradise Shores
Apartments, Inc.*

"A 55 plus age restricted community"

5230 - 81st Street North, St. Petersburg, Florida 33709 • Phone: (727) 546-0178 • Fax: (727) 548-0898

PARADISE SHORES APARTMENTS, INC.

CONDOMINIUM DOCUMENTS

SECTION 4

AMMENDMENTS

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MODIFICATION OF 99-YEAR RECREATION LEASE
 RECORDED IN O.R. BOOK 3453, PAGE 350,
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

THIS MODIFICATION OF 99-YEAR RECREATION LEASE is made as of this March 31, 1978, by and between JULIUS GREEN, hereinafter called "LESSOR" and PARADISE SHORES APARTMENTS, INC., a Florida non-profit corporation, hereinafter called "LESSEE".

WITNESSETH:

WHEREAS, the parties executed a Ninety-Nine Year Lease on November 30, 1970, which Lease is recorded in O.R. Book 3453, Page 350, Public Records of Pinellas County, Florida; and,

WHEREAS, certain disputes had arisen between the parties; and,

WHEREAS, on March 31, 1978, the parties hereto, and others, entered into a Settlement, in Case No. 75-5514-10, in the Circuit Court of Pinellas County, Florida, in which case each member of Paradise was a party; and,

WHEREAS, pursuant to the terms of the Settlement Agreement the parties are desirous of modifying the above-mentioned Lease;

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it is agreed:

1. Paragraph (3), Escalation Provision For Rental, of Article III is hereby deleted in its entirety.
2. All other terms and conditions of the Lease not herein modified are hereby ratified and confirmed.
3. It is hereby acknowledged that the above-mentioned Lease, as modified by paragraph 1, above, is conscionable in each and every term and such Lease is valid and enforceable, and the presumption of unconscionability contained in Section 718.122, Florida Statutes (1977), if any, does not exist as to this Lease, as modified.
4. It is hereby acknowledged that, as of the date of the execution of this Modification, Lessor is not in default of any of his obligations or duties under the Lease, and that there are no set-offs or defenses to the obligation to pay rent and as modified by paragraph 1, above, is fully

enforceable in accordance with its terms for the balance of the original 99-year term.

5. That this Modification was approved by a unanimous vote of the Board of Directors of Lessee, and its attorneys.

IN WITNESS WHEREOF, the parties have set their hands and seals.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Jackie Waldeman

Julius Green

JULIUS GREEN, LESSOR

Shirley A. Kotrba
(As to Green)

PARADISE SHORES APARTMENTS, INC.

BY: Joseph E. Thoman
President

Craig P. More

Attest: Marie Cernik
Secretary

Dominic Amadio
(As to Paradise)

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared JULIUS GREEN, to me known and well known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 31st day of March, A.D.

1978.

Shirley Kotrba

NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Joseph Thoman and Marie Cernik, the President and Secretary respectively of PARADISE SHORES APARTMENTS, INC., to me known and known to me to be the persons described in and who executed the foregoing and attached Modification, and they acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official this 30th day of March, A.D. 1978.

Dominic Amadio
NOTARY PUBLIC

My Commission Expires:

JOINDER OF MORTGAGEE ON MODIFICATION
OF RECREATIONAL LEASE

CENTURY FIRST NATIONAL BANK OF ST. PETERSBURG, FLORIDA herein called Mortgagee, the owner and holder of a mortgage encumbering the property described on Exhibit "A" attached to the mortgage, which mortgage is dated February 20, 1975 and recorded on February 24, 1975 in O.R. Book 4262, Page 1449 and re-recorded May 19, 1975 in O.R. Book 4290, Page 171 of the Public Records of Pinellas County, Florida, and consents to the modification of the 99 Year Recreational Lease referred to hereinabove to the extent that it may be required to do so for purposes of consenting and joining in as mortgage with reference to the Modification of the 99 Year Recreational Lease by and between the parties therein as set forth hereinabove.

EXHIBIT "K"
TO THE DECLARATION OF PARADISE SHORES
GROUPS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14
A CONDOMINIUM
PINELLAS COUNTY, FLORIDA

BEING AN AMENDMENT OF THE DECLARATION OF PARADISE SHORES
GROUPS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14,
A CONDOMINIUM AS RECORDED RESPECTIVELY IN CONDOMINIUM
PLAT BOOK 8, PAGE 23; PLAT BOOK 9, PAGE 96; PLAT BOOK 7, PAGE 65;
PLAT BOOK 9, PAGE 98; PLAT BOOK 11, PAGE 45; PLAT BOOK 11, PAGE 75;
PLAT BOOK 13, PAGE 30; PLAT BOOK 13, PAGE 32; PLAT BOOK 13, PAGE 34;
AND PLAT BOOK 13, PAGE 36, IN THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

AMENDMENT

Pursuant to the Declaration of condominium of Paradise Shores Groups 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14, A Condominium, Pinellas County, Florida to wit: Paragraph 25, entitled Amendment of Declaration, it is hereby certified that after due notice to unit owners of this Condominium a general meeting was held for buildings 1 through 6 on March 10, 1975, and for buildings 7 through 14, on March 11, 1975.

The purpose of said meetings was to amend the Declaration of Condominium regarding the termination of the maintenance contract between Paradise Shores Apartments, Inc. and Practical Maintenance Co., Inc. and the entering into a new maintenance contract between Paradise Shores Apartments, Inc. and Real Property Management, Inc.

The results of the balloting at said meetings were 85% of the unit owners in favor of terminating the maintenance contract between Paradise Shores Apartments, Inc. and Practical Maintenance Co., Inc. and the execution of a new maintenance contract between Paradise Shores Apartments, Inc. and Real Property Management, Inc.

Therefore, as of April 30, 1975, the maintenance contract between Paradise Shores Apartments, Inc. and Practical Maintenance Co., Inc is hereby terminated and Exhibit I of the Declaration of Condominium is eliminated and canceled. A new maintenance contract between Paradise Shores Apartments, Inc. and Real Property Management, Inc. is attached hereto and made a part hereof of the Declaration of Condominium of Paradise Shores Group Numbers 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14, A Condominium, Pinellas County, Florida.

* This document and attachments hereto is being rerecorded because of scrivener's errors and typographical errors in that at the end of Paragraph 1 it should read: Buildings 7 through 14, on March 11, 1975, instead of Buildings 7 through 8, March 14, 1975.

IN WITNESS WHEREOF, Paradise Shores Apartments, Inc. has caused these presents to be signed in its name by its President and has caused its corporate seal to be affixed, attested to by its Secretary the 31st day of May, 1978.

PARADISE SHORES APARTMENTS, INC.

WITNESSES:

By: Donna Gailey

Dominic Amadio

Donna Gailey, President

Elaine Bailey

Attested By:

Audrey O'Brien

Audrey O'Brien, Secretary

(SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 31st day of May, 1978, before me, personally appeared DONNA GAILEY and AUDREY O'BRIEN, as President and Secretary respectively of PARADISE SHORES APARTMENTS, INC., A Florida non-profit corporation, to be known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned; and that they affixed thereto the official seal of the corporation and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at St. Petersburg, Pinellas County, State of Florida, the day and year last aforesaid.

Jean B. Root
Notary Public

My Commission Expires:

EXHIBIT "L"

TO THE DECLARATION OF PARADISE SHORES
GROUPS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 14
A CONDOMINIUM
PINELLAS COUNTY, FLORIDA

BEING AN AMENDMENT OF THE DECLARATION OF PARADISE SHORES GROUPS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 14, A CONDOMINIUM AS RECORDED
RESPECTIVELY IN CONDOMINIUM PLAT BOOK 7, PAGE 21; 8, PAGE 23; 9, PAGE
96; 7, PAGE 65; 9, PAGE 98; 11, PAGE 45; 11, PAGE 75; 13, PAGE 30; 13, PAGE
32; 13, PAGE 34; AND 13, PAGE 36, IN THE PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

AMENDMENT

Pursuant to the Declaration of condominium of Paradise Shores Groups
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, A Condominium, Pinellas County, Florida to
wit; Paragraph 25, entitled Amendment of Declaration, it is hereby certified that after
due notice general meeting of the unit owners of buildings 1 through 14 was held on
February 13, 1978. The purpose of this meeting was to obtain a vote by the unit owners
on the following questions:

I. Shall Section, Paragraph P, of the condominium Documents be amended to
read as follows:

No "Sold" or "For Sale" or "For Rent" signs or other displays or advertising
may be maintained or permitted or displayed on any part of the common
elements, limited common elements, or units. However, a first mortgage
of the Association, may place "Sold" or "For Sale" or "For Rent" signs on
the common elements appurtenant to any sold, unsold or unoccupied unit
which it may own and in connection with which the sign is placed."

II. Shall Section 17, Paragraph O, of the Condominium Documents be amended
to read as follows"

Unit owners of the Paradise Shores Project shall abide by the following dress code:

- (1.) No one may be attired in a bathing suit or other similarly abbreviated wearing apparel, unless he or she is also wearing a beach robe. However, this shall not apply to the area inside the unit owners apartment, and the porch area immediately in front of the unit owners apartment, and the grassy area immediately to the rear of the unit owners apartment, and the area immediately surrounding the swimming pool.
- (2.) Community standards of decency shall at all times be observed by the Unit Owners in the matter of wearing apparel.

A vote was conducted in accordance with the duly adopted election rules of Paradise Shores Apartment Inc. The first proposition set forth hereinabove was approved by 75.09% of the unit owners. The second proposition set forth hereinabove was approved by 83.15% of the unit owners.

In accordance with these results and pursuant to Section 25 of the Declaration of condominium of Paradise Shores Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14 is amended to read as follows:

No "Sold" or "For Sale" or "For Rent" signs or other displays or advertising may be maintained or permitted or displayed on any part of the common elements, limited common elements, or units. However, a first mortgage of the Association, may place "Sold" or "For Sale" or "For Rent" signs on the common elements appurtenant to any sold, unsold or unoccupied unit which it may own and in connection with which the sign is placed."

Also in accordance with the above, Section 17, Paragraph O of the Declaration of Condominium of Paradise Shores Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14 is amended to read as follows:

Unit owners of the Paradise Shores Project shall abide by the following dress code:

- (1.) No one may be attired in a bathing suit or other similarly abbreviated wearing apparel, unless he or she is also wearing a beach robe. However, this shall not apply to the area inside the unit owners apartment, and the porch area immediately in front of the unit owners apartment, and the grassy area immediately to the rear of the unit owners apartment, and the area immediately surrounding the swimming pool.
- (2.) Community standards of decency shall at all times be observed by the Unit Owners in the matter of wearing apparel.

IN WITNESS WHEREOF, Paradise Shores Apartment Inc., has caused these presents to be signed in its name by its president and its corporate seal affixed, attested to by its secretary, the 12th day of May, 1978

Witnesses:

Cynthia P. Moore

Janice P. Viets

Joseph B. Thomen,
President

Attested by:

Marie Cernik,
Secretary

EXHIBIT "M"

**TO DECLARATION OF
PARADISE SHORES GROUPS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14
A CONDOMINIUM
PINELLAS COUNTY, FLORIDA**

**BEING AN AMENDMENT OF THE DECLARATION OF PARADISE SHORES GROUPS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 14, A CONDOMINIUM AS RECORDED
RESPECTIVELY IN CONDOMINIUM PLAT BOOK 7, PAGE 21; PLAT BOOK 8, PAGE
23; PLAT BOOK 9, PAGE 96; PLAT BOOK 7, PAGE 65; PLAT BOOK 9, PAGE 98,
PLAT BOOK 11, PAGE 45; PLAT BOOK 11, PAGE 75; PLAT BOOK 13, PAGE 30,
PLAT BOOK 13, PAGE 32; PLAT BOOK 13, PAGE 34; AND PLAT BOOK 13, PAGE
36 IN THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.**

AMENDMENT

Pursuant to the Declaration of condominium of Paradise Shores Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, A Condominium, Pinellas county, Florida, to wit: Paragraph 25 entitled Amendment of Declaration. it is hereby certified that after due notice a general meeting of the unit owners of buildings 1 through 14 was held on February 7, 1977. The purpose of the meeting was to obtain a vote by the unit owners on the following question:

Shall the Declaration of Condominium for
Paradise shores apartments, Inc., be amended
to terminate and remove a maintenance
agreement between Paradise Shores Apartments,
Inc., and Real Property Management, Inc., as
a part thereof, and recorded in Exhibit (K)
of the Declaration of condominium.

A vote was conducted in accordance with the duly adopted election rules of Paradise shores Apartments, Inc. and the proposition herein above set forth was approved by an affirmative vote of 95.26% of those voting. In accordance with these

results and pursuant to paragraph 25 of the Declaration of condominium of Paradise shores Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, the maintenance agreement dated May 1, 1975 between Paradise Shores apartments, Inc., and Real Property Management, Inc., and any reference made thereto is, effective February 7, 1977, deleted from Exhibit "k" to the Declaration of Condominium of Paradise Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14.

IN WITNESS WHEREOF, Paradise shores apartments, Inc., has caused these presents to be signed in its name by its President and has caused its corporate seal to be affixed, attested to by its Secretary the 31st day of May 1978.

PARADISE SHORES APARTMENTS, INC.

Witnesses:

Linda Lasnpurski

Vickie L. Underwood

Kathleen L. Jones

Lucille M. O'Bayant

By: Joseph E. Thomas

Joseph E. Thomas, President

Attested by:

Marie Cernik

Marie Cernik, Secretary

(SEAL)

STATE OF FLORIDA)

COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this 31st day of May 1978, before me, personally appeared JOSEPH E. THOMAS AND MARIE CERNIK, as President and Secretary respectively of PARADISE SHORES APARTMENTS, INC., a Florida Non-profit corporation, to be known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned; and that they affixed thereto the official seal of the corporation and all the said instrument is the act and deed of said corporation,

WITNESS my hand and official seal at St. Petersburg, Pinellas county, State of Florida, the day and year last aforesaid.

Jean B. Root
Notary Public

My commission expires:

EXHIBIT "N"

TO THE DECLARATION OF
PARADISE SHORES GROUPS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 14
A CONDOMINIUM
PINELLAS COUNTY, FLORIDA

BEING AN AMENDMENT OF THE DECLARATION OF PARADISE SHORES GROUPS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 14, A CONDOMINIUM AS RECORDED
RESPECTIVELY IN CONDOMINIUM PLAT BOOK 7, PAGE 21; 8, PAGE 23; 9, PAGE
96; 7, PAGE 65; 9, PAGE 98; 11, PAGE 45; 11, PAGE 75; 13, PAGE 30; 13, PAGE 32;
13, PAGE 34; AND 13, PAGE 36, IN THE PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

AMENDMENT

Pursuant to the Declaration of condominium of Paradise Shores Groups
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, A Condominium, Pinellas County, Florida to
wit; Paragraph 25, entitled Amendment of Declaration, it is hereby certified that after
due notice general meeting of the unit owners of buildings 1 through 14 was held on
February 12, 1979. The purpose of this meeting was to obtain a vote by the unit owners
on the following questions:

- I. Should Paragraph B, Section 17 of the Declaration of Condominium, be amended to read as follows (new provisions are underlined)?
 - B. Existing pets of present unit owners shall be permitted within the condominium unit and the common elements. Pets as defined herein, shall be restricted to small cats, dogs and birds. The unit owner will be required to maintain the pet at all times, either under a lease, or voice control. No pet may in any event be allowed to enter any area of the Paradise Shores Project, unless that area is designated for pets, by the B-Laws. No pet may be allowed to cause a nuisance or disturbance of any kind or nature. If existing pets die, the unit owner cannot and shall not be permitted to replace said pet. Present unit owners who do not have pets, as well as future unit

owners, will not be permitted to acquire or board four legged pets, either temporarily or permanently, in the Paradise shores Project.

II. Should the first paragraph of Section 18B of the Declaration of Condominium, be amended to read as follows (new provisions are underlined)?

B. Rental or Lease - A condominium parcel shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld. However, under no circumstances may the Association approve a lease or sublease for less than ninety (90) days, and no unit owner may lease or allow to be subleased, his or her condominium unit to anyone for a period of less than ninety (90) days. The provisions of any lease or sublease will be subject to the rules and regulations of the Association, as adopted or amended by the Board of Directors pursuant to Article III of the By-Laws, of Paradise Shores Apartments, Inc. The Board of Directors shall have the right to require that a substantially uniform lease be used.

A vote was conducted in accordance with the duly adopted election rules of Paradise Shores Apartment, Inc. The first proposition set forth hereinabove was approved by 17.82% of the unit owners. The second proposition set forth hereinabove was approved by 77.77% of the unit owners.

In accordance with these results and pursuant to Section 25 of the Declaration of condominium of Paradise Shores Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14 is amended to read as follows (new provisions are underscored).

B .Existing pets of present unit owners shall be permitted within the condominium unit and the common elements. Pets as defined herein, shall be restricted to small cats, dogs and birds. The unit owner will be required to maintain the pet at all times, either under a lease, or voice control. No pet may in any event be allowed to enter

any area of the Paradise Shores Project, unless that area is designated for pets, by the B-Laws. No pet may be allowed to cause a nuisance or disturbance of any kind or nature. If existing pets die, the unit owner cannot and shall not be permitted to replace said pet. Present unit owners who do not have pets, as well as future unit owners, will not be permitted to acquire or board four legged pets, either temporarily or permanently, in the Paradise shores Project.

Also in accordance with the above, the First Paragraph of Section 18B of the Declaration of Condominium of Paradise Shores Groups 1, 2, 3, 4, 5, 6, 7,8, 9, 10, 11, 12, and 14 is amended to read as follows (new provisions are underscored):

B. Rental or Lease - A condominium parcel shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld. However, under no circumstances may the Association approve a lease or sublease for less than ninety (90) days, and no unit owner may lease or allow to be subleased, his or her condominium unit to anyone for a period of less than ninety (90) days. The provisions of any lease or sublease will be subject to the rules and regulations of the Association, as adopted or amended by the Board of Directors pursuant to Article III of the By-Laws, of Paradise Shores Apartments, Inc. The Board of Directors shall have the right to require that a substantially uniform lease be used.

IN WITNESS WHEREOF, Paradise Shores Apartment Inc., has caused these presents to be signed in its name by its president and its corporate seal affixed, attested to by its secretary, the 19th day of February 1979.

Joseph E. Thoman,
President

Witnesses:

Attested by:

Carl A. Parker

Minnie B. Barnett,
Secretary

Lynda Lane

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 19th day of February, 1979, before me, personally appeared Joseph E. Thoman and Minnie Barnett, as President and Secretary respectively of PARADISE SHORES APARTMENTS< INC>, a Florida Non-profit corporation, to be know to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned; and that they affixed therto the official seal of the corporation and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at St. Petersburg, Pinellas County, State of Florida, the day and year last aforesaid.

Carl A. Parker
Notary Public

My commission expires:

EXHIBIT "O"**CERTIFICATE OF AMENDMENT OF DECLARATION OF CONDOMINIUM**

KNOW ALL MEN BY THESE PRESENTS, that the Declaration of Condominium of Paradise Shores Group No. 1, a condominium as recorded in Official Record Book 3453, page 312 through 437, of the Public Records of Pinellas county, Florida; (hereinafter referred to as the "Original Declaration"), and as amended, has been amended upon a due vote of the unit owners as provided in paragraph 25 of the original Declaration, to wit:

RECITALS

A. A duly constituted meeting of the unit owners and membership of Paradise shores apartments, Inc., a Florida corporation not-for-profit, was held on February 11, 1985.

B. Pursuant to an affirmative vote of 90.14 of those unit owners in attendance at the said meeting the hereinafter described amendment to the Original Declaration, as amended, has been modified and amended.

RESOLUTIONS

Now therefore be it known that the following amendments to the Original Declaration was adopted, to wit:

1. The first paragraph of paragraph 18 of the original Declaration was amended to read as follows:

"In order to insure the community of congenial residents, and thus protect the value of the units, and to inhibit the transiency and safeguard the residential character of the condominium, the sale, leasing, rental and transfer of any units by any owner, shall be subject to the following: (___ means added language)

2. Except as amended heretofore and herein the Original Declaration is not otherwise amended, altered, or modified.

IN WITNESS WHEREOF the corporation has caused its duly authorized officers to execute these presents this 8th day of May, 1985.

Paradise Shores Apartments, Inc.

By: Joseph E. Thomas
President

(Corporate Seal)

ATTEST

Joan Cooperman
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and county aforesaid to take acknowledgments, personally appeared Joe Thoman and Joann Cooperman, well known to me to be the President and Secretary respectively of the corporation named as first party in the foregoing amendment and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of May, 1985.

Susan D. Southwell
NOTARY PUBLIC

My Commission Expires:

CERTIFICATE OF AMENDMENT OF DECLARATION OF CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS, that the Declaration of Condominium of Paradise shores Group No. 1, a condominium, as recorded in Official Records Book 3453 page 312 through 437, along with amendments adding Groups Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, and recorded in the public records of Pinellas County, Florida and as heretofore amended, said amendments being similarly recorded in the Public Records of Pinellas County, Florida has been amended upon a due vote of the membership of the unit owners and the Board of directors at a duly constituted meeting held on March 9, 1989, pursuant to the following resolution which was adopted at the said meeting, to wit:

RESOLUTION

WHEREAS, the owners of the units constituting the condominium known as the Paradise Shores Apartments in St. Petersburg, Florida are predominantly retired persons; and

WHEREAS, the Condominium Declaration for that condominium provides at paragraph 17(G) for an age restriction on the residents of the units, to wit: "no persons who have not yet obtained sixteen (16) years of age shall be permitted to reside upon the lands...."; and

WHEREAS, the unit owners of the Paradise Shores apartments are desirous of retaining that age restriction in full force and effect and are desirous of maintaining the demographics of the condominium residents; and

WHEREAS, the recently enacted federal legislation known as the Fair Housing Amendments Act of 1988 prohibits age discrimination unless a condominium association is exempt from the effects of that act; and

WHEREAS, the Fair Housing Amendments Act of 1988 provides for exemption from its effect if the housing facility is one which is "Housing for Older Persons"; and

WHEREAS, a housing facility can qualify as Housing for Older Persons if it is intended and operated for occupancy by at least one person fifty-five (55) years of age or older in each unit; and

WHEREAS, that exemption further requires that eighty percent (80%) of the units must have at least one (1) occupant who is fifty-five (55) years of age or older and further, that the housing facility provide substantial facilities and services specifically designed to meet the physical and social needs of older persons; and

WHEREAS, the condominium has in the past and shall continue to provide significant facilities and services specifically designed to meet the physical or social needs of older personal.

NOW THEREFORE, BE IT RESOLVED that the Declaration of condominium of Paradise shores Groups No. 1, a Condominium, as recorded in Official Records Book 3453, Pages 312-437 of the Public Records of Pinellas county, Florida (hereinafter referred to as "the original declaration") and as amended since its original execution, including, but not limited to, the addition of Groups 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, and otherwise, be amended as follows:

1. There shall be added to paragraph seventeen (17) of the Declaration of Condominium the following new subparagraph, to wit:

P. Older Persons Community. Paradise Shores Apartments, a condominium, consisting of Paradise Shores Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14, (hereinafter sometime referred to as "Paradise Shores Project") be and hereby is designated and determined to be "Housing for Older Persons" as those terms are defined in the Fair Housing Amendment Act of 1988 (a Public Law 100-430). Accordingly, to insure that the condominium qualifies as "Housing for Older Persons" the following shall apply to the Paradise Shores Project along with its owners and occupants:

1. At all times the condominium shall have a least eighty percent (80%) of all the units of the groups constituting the Paradise Shores Project permanently occupied by at least one (1) person who is fifty-five (55) years of age or older.
2. The term "Permanently occupied" means that the person resides in the unit sixty (60) days within any twelve (12) consecutive month period. Further, in implementing the foregoing, the following shall apply:
3. No person shall be approved for purchase or acquisition of a unit in the Paradise Shores Project under Paragraph eighteen A (18-a) unless at least

one (1) of the proposed unit owners and at least one (1) of the Proposed unit occupiers is fifty-five (55) years of age or older.

4. No person shall be approved for rental or lease of a unit at the Paradise Shores Project unless at least one (1) occupant or "tenant" shall be fifty-five (55) years of age or older.

Further the Board of Directors shall require the following to be placed in the lease agreement of any unit which has a tenant or occupant under the age of fifty (55):

"In the event of the death of the tenant whose age is over the age of fifty-five (55) and if there shall be another tenant under this lease who shall continue to permanently occupy the unit after the death of the tenant over the age of fifty-five (55), then this lease may be terminated upon thirty (30) days prior written notice at the sole discretion of the Board of Directors of the condominium association to insure the condominiums continued compliance with the condominium; being a "Housing for Older Persons" under the United States Fair Housing Amendments Act of 1988.

5. It is intended that the remaining twenty percent (20%) of the units not required to have a permanent occupant over the age of fifty-five (55) shall be reserved for those units where the unit becomes owned through inheritance, by operation of law (i.e., a younger than age fifty-five (55) spouse or co-owner surviving the death of a co-owner who was greater than fifty-five (55) years old) and those units, which as of September 13, 1988, did not have at least one person who permanently occupied the unit and fifty-five (55) years of age or older.
6. The Board of Directors shall promulgate, from time to time, additional rules and regulations to insure the continued compliance by the Paradise Shores Project with the meeting of the requirements necessary to classify the Paradise Shores Project as "Housing for Older Persons," including, but not limited to, actions necessary to insure that eighty (80%) of the units have at least one person permanently occupying the unit who is fifty-five (55) years of age or older.

7. The Board of Directors shall institute and enact such procedures and programs which it shall determine shall be designed to meet the physical or social needs of older persons.

2. The addition of paragraph 17(P) to the Declaration shall be effective upon its adoption by the unit owners.

IN WITNESS WHEREOF, the corporation, Paradise Shores Apartments, Inc., has caused its duly authorized officers to execute this certificate as of the dates specified below.

Paradise Shores Apartments, Inc.

By: George Sergot

President

Cynthia K. Moody

Donna J. Leaks

Attest: Ethel S. Miller

Secretary

(SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 3rd day of April, 1989, before me personally appeared George Sergot and Ethel S. Miller, as President and Secretary, respectively, of Paradise Shores apartments, Inc., a Florida not for profit corporation, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at St. Petersburg, Pinellas County, Florida, the day and year last aforesaid :

Cynthia K. Moody

Notary Public

Condominium Plats Pertaining Hereto are recorded in R.D. 1, Page 21-24, F.D.U. 1, Pages 23-24, P.B. 9, Pages 96-97, P.B. 7, Pages 65-66, P.B. 9, Pages 98-99, P.B. 11, Pages 45-46, P.B. 11, Pages 47-48, P.B. 11, Pages 75-76, P.B. 13, Pages 30-31, P.B. 13, Pages 32-33, P.B. 13, Pages 34-35, P.B. 13, Pages 36-37

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF

PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12 AND 14

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on April 4, 1995, by a vote of not less than three-fourths (3/4) of the owners of the Association present and voting and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Declaration of Condominium for PARADISE SHORES APARTMENTS, INC. as originally recorded in O.R. Book 3453, Page 312, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14 is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium."

IN WITNESS WHEREOF, PARADISE SHORES APARTMENTS, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 13th day of April, 1995.



(Corporate Seal)

ATTEST:

Ora E. Schomer
Secretary

OF RECORDING
REC 24
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____

TOTAL 24.38

PARADISE SHORES APARTMENTS, INC.

By: Melvin Niemi
President

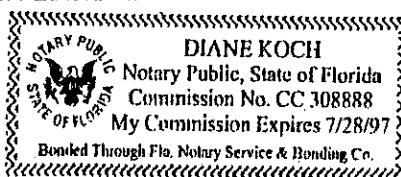
STATE OF FLORIDA
COUNTY OF PINELLAS

On this 13th day of April, 1995, personally appeared before me Melvin Niemi, President, and Ora E. Schomer, Secretary of PARADISE SHORES APARTMENTS, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

RETURN TO:

L. RAYBURN
paradise.am 1968 Bayshore Blvd
Dunedin FL
34698

Diane Koch
NOTARY PUBLIC



SCHEDULE OF AMENDMENTS
TO DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8,
9, 10, 11, 12 AND 14

1. Article 12 of the Declaration of Condominium is amended by adding a new paragraph to the end thereof, as follows: [The existing Article 12 and any amendments thereto remain otherwise unchanged.]

" * * *

The Association may levy reasonable fines against a unit for the failure of the owner of the unit or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association By-Laws, or reasonable rules of the Association. No fine will become a lien against a unit and no fine may exceed One Hundred Dollars (\$100.00) per violation; however, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall in the aggregate exceed One Thousand Dollars (\$1,000.00). No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit

owner, and if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied."

2. Article 18, Conveyances, Sales, Rentals, Leases, and Transfers, of the Declaration of Condominium is amended by adding a new paragraph at the end of Section 18 A, as follows:

"No person, or other legal entity, may own or possess an ownership interest in more than two (2) condominium units. This restriction shall not apply to: (1) an institutional mortgagee who has received title to a unit through foreclosure or deed in lieu of foreclosure; or (2) to any ownership interest that may exist on or before the date this amendment is recorded in the Public Records of Pinellas County, Florida; or (3) the inheritance of any unit."

3. Section 18 B of Article 18, Conveyances, Sales, Rentals, Leases, and Transfers, of the Declaration of Condominium is amended to read as follow

"B. Rental or Lease -- A condominium parcel shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably

withheld. However, under no circumstances may the Association approve a lease or sublease for less than ninety (90) days, and no unit owner may lease or allow to be subleased, his or her condominium unit to anyone for a period of less than ninety (90) days. All leases of condominium units shall be for a period of one (1) year, or if leased seasonally, a condominium may be leased for a period of no less than ninety (90) days, and such condominium may be lease for no more than two (2) ninety (90) day periods in any one (1) calendar year. The provisions of any lease or sublease will be subject to the rules and regulations of the Association, as adopted or amended by the Board of Directors pursuant to Article III of the By-Laws, of Paradise Shores Apartments, Inc. The Board of Directors shall have the right to require that a substantially uniform form of lease be used.

Leasing or rental of a unit shall only be permitted after the record title holder has physically occupied the unit for a period of six (6) consecutive calendar months as a permanent resident, or after the record title holder has owned the unit for more than one

(1) year. No unit shall be occupied in the absence of the record title holder for more than two (2) cumulative weeks in any twelve (12) month period. Persons occupying a unit in excess of two (2) cumulative weeks shall conclusively be deemed to be tenants, and all provisions contained in this Declaration, the By-Laws, and the Rules shall apply to said occupancy.

In the event the Board of Directors approves a rental or lease, such approval of a lessee or rental shall not release the member from any obligation under this Declaration, and either the lessee or the member shall have the right to use the land and recreational facilities to the exclusion of the party not using same. * * *

[The remainder of paragraph 18 B is unchanged.]"

6C120307 MAK	04-20-1995	11:26:44
01 CTF-PARADIS SHORES		
RECORDING	1	\$24.00
	TOTAL:	\$24.00
	CHECK AMT. TENDERED:	\$24.00
	CHANGE:	\$.00

PREPARED BY AND RETURN TO:

Joseph R. Cianfrone, Esq.
Rayburn, Lerner & Cianfrone
1968 Bayshore Boulevard
Dunedin, FL 34698

**CORRECTIVE
CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF**

PINELLAS COUNTY FLA.
OFF.REC.BK 9567 PG 315

**PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12 AND 14**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on November 6, 1996, by a vote of not less than three-fourths (3/4) of the owners of the Association present and voting and additionally approved by one hundred percent (100%) of the owners of Group No. 7 and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Declaration of Condominium for PARADISE SHORES APARTMENTS, INC. as originally recorded in O.R. Book 3453, Page 312, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

01 RECORDING
RFC 1388
DS _____
INT _____
FI _____
M _____
FC _____
REV _____

"The Declaration of Condominium of PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14 is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium."

IN WITNESS WHEREOF, PARADISE SHORES APARTMENTS, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 20th day of December, 1996.

PARADISE SHORES APARTMENTS, INC.

(Corporate Seal)

By: E. Hon Smalley
President

ATTEST:

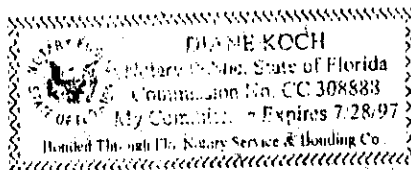
Judy West
Secretary

Condominium Plats Pertaining Hereto Are Recorded in P.B. 7, Pages 21-22, P.B. 8, Pages 23-24, P.B. 9, Pages 96-97, P.B. 7, Pages 65-66, P.B. 9, Pages 98-99, P.B. 11, Pages 45-46, P.B. 11, Pages 47-48, P.B. 11 Pages 73-74, P.B. 11, Pages 75-76, P.B. 13, Pages 30-31, P.B. 13, Pages 32-33, P.B. 13, Pages 34-35, P.B. 13, Pages 36-37

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 20th day of December, 1996, personally appeared
before me ELTON SMALLEY, President, and
Lucille NARDI, Secretary of PARADISE SHORES APARTMENTS,
INC., and acknowledged the execution of this instrument for the
purposes herein expressed.

Diane Koch
NOTARY PUBLIC



SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12 AND 14

1. Exhibit A-1 of Paradise Shores Group No. 7. The following is a substantial revision. Please see the original text recorded at O.R. 3843, Page 111 of the Public Records of Pinellas County, Florida.

<u>Unit No.</u>	<u>Percentage Share</u>
1	4.943
2	3.157
3	3.157
4	4.433
5	4.433
6	4.234
7	4.234
8	4.433
9	4.433
10	3.157
11	3.157
12	4.943
14	4.943
15	3.157
16	3.157
17	4.433
18	4.433
19	4.234
20	3.648
21	3.158
22	4.433
23	4.433
24	3.157
25	3.157
26	4.943

PREPARED BY AND RETURN TO:
Joseph R. Cianfrone, Esq.
Joseph R. Cianfrone, P.A.
1918 Bayshore Boulevard
Dunedin, FL 34698

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12 AND 14

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on December 1, 1998, by the affirmative vote of a majority of the total voting interests, and after the adoption of a resolution proposing said amendment by the Board of Directors, the Declaration of Condominium for PARADISE SHORES APARTMENTS, INC. as originally recorded in O.R. Book 3453, Page 312, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of PARADISE SHORES GROUPS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14 is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to By-Laws of Paradise Shores Apartments, Inc."

IN WITNESS WHEREOF, PARADISE SHORES APARTMENTS, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 2nd day of December, 1998.

PARADISE SHORES APARTMENTS, INC.

(Corporate Seal)

By: L. Roy Richardson
President

ATTEST:

Catherine Sweeney
Secretary

Condominium Plats Pertaining Hereto Are Recorded in P.B. 7, Pages 21-22, P.B. 8, Pages 23-24, P.B. 9, Pages 96-97, P.B. 7, Pages 65-66, P.B. 9, Pages 98-99, P.B. 11, Pages 45-46, P.B. 11, Pages 47-48, P.B. 11 Pages 73-74, P.B. 11, Pages 75-76, P.B. 13, Pages 30-31, P.B. 13, Pages 32-33, P.B. 13, Pages 34-35, P.B. 13, Pages 36-37

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 2nd day of December, 1998, personally appeared before me L. Roy Richardson, President, and Catherine Sweeney, Secretary of PARADISE SHORES APARTMENTS, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

Diane Koch
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC - STATE OF FLORIDA
DIANE KOCH
COMMISSION # 00804720
EXPIRES 7/28/2001
BONDED THRU ASA 1-888-NOTARYFLA

EXHIBIT "A"

Additions are Underlined
Deletions are ~~Stricken Through~~
Ellipsis shown as . . .

SCHEDULE OF AMENDMENTS TO DECLARATION OF CONDOMINIUM OF PARADISE SHORES GROUPS

NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14

1. Pursuant to Florida Statute 718.112 (2) (d) 7, the Association shall hereby adopt a different voting and election procedure than as specified in Florida Statute 718.112. Article II, Directors, Section 1, Number and Term, shall be revised to read as follows:

Section 1. Number and Term: The number of directors which shall constitute the whole board shall be ~~not less than three (3) nor more than seventeen (17).~~ There shall also be elected thirteen (13) alternate directors, one for each building, who in the absence of the director from such building, shall be allowed to vote as the director for the respective building. Until succeeded by directors elected at the first annual meeting of members, directors need not be members, thereafter all directors shall be members. The directors shall be elected at the annual meeting of the member, and each director shall be elected to serve for the term of one (1) year or until his successor shall be elected and shall qualify. All directors shall be members. The directors shall be elected on the same date of the annual meeting of the members, and each director shall be elected to serve for a term of one (1) year or until his successor shall be elected and shall qualify.

2. The entire paragraph Article II, Section 2.G. shall be deleted and the following shall be an entirely new Article II, Section 2.G.

Section 2.G. . . Election procedures for Paradise shores shall be as specified herein. The election shall be held on the same date as the annual members meeting. Notice of the election shall be sent by regular mail to absentee owners and investor owners no less than forty-five (45) days prior to the elction and annual meeting. The Association shall post notice of election and annual meeting in each building and in the Recreation Hall forty-five (45) days prior to the meeting. The Association shall not be required to mail notice of the

election and annual meeting to resident owners. Members desiring to be a candidate for the Board of directors shall give the Association a notice of intent to run for the Board in writing no less than thirty (30) days prior to the election and annual meeting date.

The Board, at its regular January meeting, will make and accept any additional nominations for candidates to run for the Board of Directors.

Unit owners may vote by limited proxy or mail in ballot, as provided by the Association, the unit owner must return the ballot in an envelope marked "Ballot" or the "Limited Proxy" to the Association office prior to the date of the election and annual meeting. The Association shall not be required to utilize the double envelope procedure as prescribed by the State of Florida. Voting will be held at the Condominium on the date of the election from 10:00 a.m. until 3:00 p.m. in the Recreation Hall.

The Association shall allow for voting for Directors by absentee ballots or limited proxies. The ballots or limited proxies shall be mailed to the absentee owners, investors and any other party that requests an absentee ballot or limited proxy, at least twenty-five (25) days prior to the election and annual meeting date.

The ballots and/or limited proxies will be tabulated upon closing of the polls at 3:00 p.m. under the supervision of the Chairman of the Election Committee. The results of the election shall be announced at the annual meeting.

3. Article IV, Section 5, shall be amended to read as follows:

Section 5. If a unit is owned by ~~more than~~ one person, his right to vote shall be established by the record title to this unit. If a unit is owned by more than one person, ~~the person entitled to cast the vote for the unit shall be designated by a certificate signed by all of the record owners of the unit and filed with the Secretary of the Association. The owners shall determine the vote among themselves and each unit shall have only one vote.~~ If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate of appointment signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the Association. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned. A certificate designating the person entitled to cast the vote of a unit may be revoked by any owner thereof.

typist's
error

Prepared By and Return to:
Paradise Shores Apartments, Inc
5230 81st Street North
St. Petersburg, Florida 33709

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2006084134 03/07/2006 at 02:58 PM
OFF REC BK: 14972 PG: 992-993
DocType:CONDO RECORDING: \$18.50

CERTIFICATE OF AMENDMENT
TO
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUPS NO.1,2,3,4,5,6,7,8,9,10,11,12 AND 14

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on February 28, 2006 at which a quorum was present, by the affirmative vote of eighty-seven percent of the total voting interests present or represented by proxy, and after the adoption of a resolution proposing said amendment by the Board of Directors, the Amended and Restated Declaration of Condominium for PARADISE SHORES APARTMENTS, INC., as originally recorded in O.R. book 12631 pages 1087 through 1095, in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

“The Amended and Restated Declaration of Condominium of PARADISE SHORES GROUPS NO. 1,2,3,4,5,6,7,8,9,10,11,12 and 14 is hereby amended in accordance with Exhibit “A” attached hereto and entitled “Schedule of Amendments to Amended and Restated Declaration of Condominium of Paradise Shores Group No.1,2,3,4,5,6,7,8,9,10,11,12 and 14.”

IN WITNESS WHEREOF, PARADISE SHORES APARTMENTS, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 28 day of FEBRUARY, 2006.

PARADISE SHORES APARTMENTS, INC.

(Corporate Seal)

By Larry Brenne
President

ATTEST

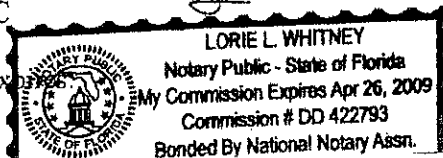
Catherine Sweeney
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 6 day of March, 2006, personally appeared before me Larry Brenne, President, and Catherine Sweeney, Secretary of PARADISE SHORES APARTMENTS, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

Lorie L. Whitney
NOTARY PUBLIC

My Commission Expires



A-92

Exhibit "A"

SCHEDULE OF AMENDMENTS
TO
AMENDED & RESTATED DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUP
NO. 1,2,3,4,5,6,7,8,9,10,11,12 AND 14

ADDITIONS INDICATED BY UNDERLINE

Article 13, Maintenance of the Condominium Unit, Section B, responsibility of the Condominium Parcel Owner, is amended by adding an entirely new subsection (3) to read as follows:

B. Responsibility of Condominium Parcel Owner.
The responsibility of the condominium parcel owner shall be as follows:

[SUBSECTIONS (1) and (2) REMAIN UNCHANGED]

(3) To ensure that the water supply valves within his unit, under the kitchen sink, under the bathroom(s) vanity and behind the commode(s) are shut off prior to an absence from the unit of fourteen (14) consecutive days or more. The Association shall not be liable for any damages to a condominium unit or to adjoining condominium units in the event that a unit owner fails to ensure that said water supply valves are shut off as required herein.

Article 16B(1), Insurance, Casualty Insurance, Purchase of Insurance, is amended by adding the following to the existing subsection (1) to read as follows.

(1) Purchase of Insurance.

[SUBSECTION (1) FIRST PARAGRAPH UNCHANGED]

The terms "condominium property", "building", "improvements", "insurable improvements", "common elements", "association property", or any other term found in the declaration of condominium which defines the scope of property or casualty insurance that a condominium association must obtain shall exclude all floor, wall, and ceiling coverings, electrical fixtures, appliances, air conditioner or heating equipment, water filters, built in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit and all air conditioning compressors that service only an individual unit, whether or not located within the unit boundaries.

Prepared By and Return to:
Joseph R. Cianfrone, Esq.
Joseph R. Cianfrone, P.A.
1968 Bayshore Boulevard
Dunedin, FL 34698

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2006463697 12/21/2006 at 10:41 AM
OFF REC BK: 15544 PG: 2292-2293
DocType:CTF RECORDING: \$18.50

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUPS NO.1,2,3,4,5,6,7,8,9,10,11,12 AND 14

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on December 12, 2006, by a vote of not less than three-fourths (3/4) of the owners of the Association present and voting and additionally approved by one hundred percent (100%) of the owners of Group No. 6 and after the adoption of a resolution proposing said amendment, the Declaration of Condominium for PARADISE SHORES APARTMENTS, INC., as originally recorded in O.R. book 3453, Page 312, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of PARADISE SHORES GROUPS NO. 1,2,3,4,5,6,7,8,9,10,11,12 and 14 is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium."

IN WITNESS WHEREOF, PARADISE SHORES APARTMENTS, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 13 day of Dec, 2006.

PARADISE SHORES APARTMENTS, INC.

(Corporate Seal)

By: Larry Brenner President

ATTEST

[Signature] Secretary

STATE OF Ohio
COUNTY OF Madison

On this 13 day of December, 2006, personally appeared before me Larry Brenner, President of PARADISE SHORES APARTMENTS, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

[Signature]
NOTARY PUBLIC

My Commission Expires 08/12/10
LORIE L. WHITNEY
STATE OF OHIO
MY COMMISSION EXPIRES: 08/12/10

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 15 day of December, 2006, personally appeared before me Catherine Sweeney, Secretary of PARADISE SHORES APARTMENTS, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

[Signature]
NOTARY PUBLIC

My Commission Expires Apr 26, 2009
LORIE L. WHITNEY
Notary Public - State of Florida
My Commission Expires Apr 26, 2009
Commission # DD 422793
Bonded by National Notary Assn.

EXHIBIT A

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
PARADISE SHORES GROUP
NO. 1,2,3,4,5,6,7,8,9,10,11,12 AND 14

1. Exhibit A of Paradise Shores Group No. 6. The following is a substantial revision. Please see the original text recorded at O.R. 3843 Pages 104-108 of the Public Records of Pinellas County, Florida.

Unit No. Percentage Share

1	4.943
2	3.157
3	3.157
4	4.433
5	4.433
6	4.234
7	4.234
8	4.433
9	4.433
10	3.157
11	3.157
12	4.943
14	4.943
15	3.157
16	3.157
17	4.433
18	4.433
19	4.234
20	3.648
21	3.158
22	4.433
23	4.433
24	3.157
25	3.157
26	4.943