

Greenberg Nikoloff, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION FOR THE CREATION AND ESTABLISHMENT OF
PINWOOD VILLAGE CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on February 17, 2026, by an affirmative vote of seventy-five percent (75%) of the unit owners present and voting, the Declaration for the Creation and Establishment of Pinewood Village Condominium, originally recorded in O.R. Book 4648, Page 294, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:


The Declaration for the Creation and Establishment of Pinewood Village Condominium is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration for the Creation and Establishment of Pinewood Village Condominium."

IN WITNESS WHEREOF, Pinewood Village Condominium Association, Inc.. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 27 day of February, 2026.

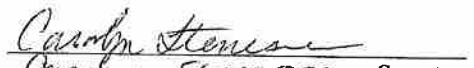
PINEWOOD VILLAGE CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

By:


JAMES R HEIBIG, President
Printed Name

ATTEST:


Carolyn Stenersen, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 27 day of February, 2026, personally appeared before me James Heibig, as President, and Carolyn Stenersen, as Secretary of PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., who are personally known to me, or who have produced _____ as identification and who did take an oath.

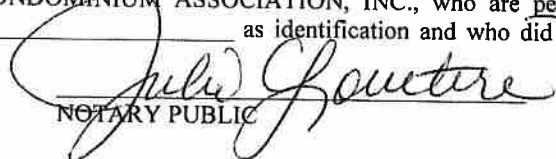

NOTARY PUBLIC



EXHIBIT "A"
SCHEDULE OF AMENDMENTS
TO THE
DECLARATION FOR THE CREATION AND ESTABLISHMENT OF
PINEWOOD VILLAGE CONDOMINIUM.

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

1. Article XX, Transfer of Condominium Parcels, Section 2 – LEASING, of the Declaration, shall be amended to read as follows:

Article XX – Transfer of Condominium Parcels

Section 1. Leases

(a) All leases and rentals must be for a term of at least ~~ninety (90) days~~ one year. Owners shall not lease or rent, advertise the Unit to be leased or rented, for a period of less than ~~90 days~~ one year. Owners intending to enter into or renew a lease agreement shall not do so without the prior approval of the Association. Owner shall, no less than fourteen (14) days in advance of the proposed start date of the lease or renewal of the lease, notify the Board of Directors, in writing, of an intent to lease or an intent to renew an existing lease on such forms as the Board may require. The Association may charge an application fee up to the highest amount allowed by law as established by the Board of Directors from time to time, and may conduct criminal and/or financial background check(s), but shall not be obligated to do so. In connection with running criminal and/or financial background check(s), the Association shall be entitled to any information necessary for same. The Board of Directors may disapprove a proposed lease or occupancy based upon considerations for the health, safety, and general welfare of the Community; however, nothing herein shall be construed to create an obligation of the Association to ensure that the Community is free from criminals or individuals that may pose a threat to the health, safety, or general welfare of the residents, and the Association shall not be liable for failure to run background checks or to deny any proposed tenant or occupant based upon the contents of any background report received. Reasons for disapproval shall include:

(i) Prior criminal convictions which indicate a potential threat to the health, safety or welfare of the Community;

(ii) Non-compliance with any specific requirements set forth in the Association's Governing Documents, including any rules and regulations;

(iii) Providing false or incomplete information in connection with an application;

(iv) Status as a registered sex offender or sexual predator listed in any state or federal sex offender registry or equivalent thereof.

(v) Two (2) or more previous residential evictions.

EXHIBIT "A"

(b) Permanent Occupants, which shall be defined as any person staying overnight in a Unit, with or without the presence of the owner, for more than six (6) weeks in any given twelve (12) month period shall be subject to the above approval process. Permanent Occupants shall be required to complete an application in the same manner described above for proposed tenants. Permanent Occupants subject to this provision shall not include immediate family members of the owner, which shall include the owner's parents, grandparents, children, spouse or siblings.

(c) The Owner shall be deemed to have appointed the Association as his or her agent for the purpose of enforcing the restrictions contained in the Declaration, Articles of Incorporation, Bylaws, and the rules and regulations against the tenant and the tenant's family members, guests, and invitees. The Association shall have the authority to evict the tenant or Permanent Occupant for violation of any of the restrictions, rules, or regulations which shall constitute a breach of any rental agreement, as an agent of the Owner, pursuant to Chapter 83 of the Florida Statutes. The Owner shall cooperate with the Association in any manner necessary to effectuate the eviction and Owner shall be solely responsible for any and all costs and attorney's fees incurred by the Association in pursuing the eviction. The Association shall not be deemed a landlord for any purposes other than eviction of a tenant under the provisions of Chapter 83 of the Florida Statutes.

(d) Units may not be leased within the first ~~twenty-four (24)~~ sixty (60) months of ownership. No more than twenty percent (20%) (22 units) within the Community may be rented or leased at any one time. These provisions shall not apply to the Association in the event that the Association takes title to a Unit through foreclosure.

2. Article XIX, Restrictions, Section 11, of the Declaration, shall be amended to read as follows:

Section 11. No unit owner, or approved lessee of a unit owner shall permit any child under the age of sixteen (16) years to reside in any of the units, except as otherwise provided herein.

Eighty (80%) percent of the units shall have at least one (1) permanent occupant who is above the age of fifty five (55) years, and all permanent occupants must be at least sixteen (16) years of age. The term "permanent occupants" shall include all persons occupying the unit except temporary guests. "Temporary guests" shall be defined as those persons present in the unit; (1) at a time when the unit owner or approved tenant is also present in the unit; and (2) for not more than three (3) weeks during any six (6) month period, or a maximum of six (6) weeks in any twelve (12) month period.

The Board of Directors shall promulgate, from time to time, such rules, regulations, and procedures as are necessary to insure compliance with this restriction.

This restriction shall not apply to any person residing in a unit in this condominium on September 13, 1988.

Ownership and Residency Limitation. No person may own a unit or be listed on the title for ownership of a unit unless they are at least fifty-five (55) years of age or are currently married to a person also listed on the title for ownership of the same unit. Any person residing in a unit must be at least fifty-five (55) years of age unless they are currently married to a resident who is at least fifty-five (55) years of age and living in the same unit.

EXHIBIT "A"