

THIS INSTRUMENT PREPARED BY:  
STEPHEN W. THOMPSON, ESQ.  
NAJMY THOMPSON, P.L.  
1401 8<sup>TH</sup> AVENUE WEST  
BRADENTON, FLORIDA 34205

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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



## AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF GULFSTREAM TOWERS, A CONDOMINIUM

**WHEREAS**, the original Declaration of Restrictions, Reservations, Covenants, Conditions and Easements of Gulfstream Towers, a Condominium (the "Original Declaration") was recorded in Official Record Book 505, Pages 53 et seq., in the Public Records of Sarasota County, Florida, and

**WHEREAS**, The Original Declaration was amended through the approval and recording of the Amended and Restated Declaration of Condominium of Gulfstream Towers, A Condominium (the "Amended and Restated Declaration"), as Instrument #2012048134 in the Public Records of Sarasota County, Florida, and

**WHEREAS**, the Board of Directors and the members of the Gulfstream Towers Association, Inc. (the "Association"), have voted to amend the Amended and Restated Declaration in accordance with the authority provided in Article XV of the Amended and Restated Declaration, and

**NOW THEREFORE**, the members of the Association voted to add a new Subsection (b) to Article XIII, Leasing, of the Amended and Restated Declaration, as follows:

(Words in ~~strike-through~~ type are deletions from existing text; underlined words are additions)

(b) Two-Year Waiting Period for Ability to Lease. Notwithstanding any provision to the contrary, an owner purchasing a unit after the effective date of this amendment shall be prohibited from leasing the unit until two (2) years after obtaining title to the unit. This restriction applies to all owners taking title pursuant to a mortgage foreclosure sale or through deed in lieu of foreclosure, through tax deed, or through any other voluntary or involuntary transfer, except as may otherwise be specifically exempted herein. This two-year waiting period shall not apply to any unit obtained by the Association through lien foreclosure or through deed in lieu of foreclosure, or to units inherited by family members of a deceased owner.

### CERTIFICATE OF AMENDMENT

The undersigned officers of the Gulfstream Towers Association, Inc., a Florida not-for-profit corporation, hereby certify that this amendment to the Association's Amended

and Restated Declaration was approved and adopted at a members' meeting by the requisite number of the voting interests in the Association. The undersigned further certify that this amendment was adopted in accordance with the Association's governing documents and applicable Florida law.

IN WITNESS WHEREOF, the undersigned officers of the Association have executed this instrument this 24<sup>th</sup> day of February, 2017.

WITNESSES to President's signature:

x Kathambi Jones  
Print Name: CAM

x KATHAMBI JONES  
Print Name: CAM

GULFSTREAM TOWERS  
ASSOCIATION, INC.

By: x Bruce T. Bergen  
Print Name: BRUCE T. BERGEN  
As its President

Attest:  
x Maurice F. Dinneen  
Print Name: MAURICE F. DINNEEN  
Title: SECRETARY

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of FEBRUARY, 2017, by BRUCE BERGEN, as its President, and by MAURICE DINNEEN as its SECRETARY on behalf of the Gulfstream Towers Association, Inc. They are personally known to me or have produced KNOWN TO ME as identification.

MAUREEN H. DONOVAN  
Notary Public, State of Florida

