

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration as may be amended from time to time, including but not limited to the following:

a. To make and collect assessments against members as apartment owners to defray the costs, expenses and losses of the condominium, and to account to each member for assessments against that member's apartment.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. The maintenance, repair, replacement and operation of the property of the condominium, including easements.

d. The purchase of insurance upon the property of the condominium and insurance for the protection of the Association and its members as apartment owners.

e. The reconstruction of improvements after casualty and the further improvement of the property.

f. To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than seventy-five per cent of the votes of the entire membership of the Association before such shall become effective.

g. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the property in the condominium.

h. To contract for the management of the Condominium and to delegate to such Manager all such powers and duties of the Association that are necessary in the opinion of the direc-

tors of the Association for Manager to manage same effectively.

i. To employ personnel to perform the services required for proper operation of the condominium.

j. In no event shall the members of a particular condominium be charged with any portion of the expenses for any other condominium, but shall be charged only for the expenses of their particular condominium and their equitable share of the expenses of any common elements, easements, recreational facilities, or other areas used in common by more than one condominium.

3.3 All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the condominium in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws.

IV.

Members

4.1 The members of the Association shall consist of all of the record owners, by deed or otherwise, of condominium apartments in BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4 BELLEVIEW BLVD., A CONDOMINIUM, but shall in no event exceed 62 members; and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

4.2 Change of membership in the Association shall be established, after receiving approval of the Association required by the Declaration of Condominium, by recording in the Public Records of Pinellas County, Florida, a deed, or other instrument establishing a record title to the apartment in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the member-

ship of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated and transferred in any manner except as an appurtenance to his apartment.

4.4 The owner of each apartment shall be entitled to one vote as a member of the Association. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

4.5 The terms "apartment" and "apartment owner" or "owners" shall have the same meaning as "unit" or "owner" as same are defined in the Condominium Act.

V.
Directors

5.1 The affairs of the Association will be managed by a Board consisting of the number of directors determined by the Bylaws, but not less than three directors, and in the absence of such determination shall consist of three directors. Directors need not be members of the Association.

5.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

5.3 When unit owners, other than the Developer, own fifteen per cent (15%) or more of the units that will be operated by the Association, the unit owners, other than the Developer, shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors. The unit owners, other than the Developer, shall be entitled to elect not less than a majority of the members of the Board of Directors after the first of the following occurs: (a) three (3) years after sales by the Developer have been closed on at least fifty per cent (50%) of the units to be operated by the Association; (b) three

(3) months after sales have been closed by the Developer of ninety per cent (90%) of the units that will be operated by the Association; or (c) when all of the units that will be operated by the Association have been completed and when all of the units that Developer intends to offer for sale in the ordinary course of business have been sold. The Developer shall be entitled to elect at least one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business five per cent (5%) of the units in a condominium operated by the Association.

5.4 Within sixty (60) days after unit owners, other than the Developer, are entitled to elect a member or members of the Board of Directors the Association shall call and give not less than thirty (30) days nor more than forty (40) days' notice of a meeting of the unit owners for the purpose of electing these members.

5.5 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Names</u>	<u>Addresses</u>
J. R. Dembeck, President	600 Grant Street Pittsburgh, Penna. 15230
F. E. Felix, Jr., Vice Pres.	200 St. Andrews Drive Belleair, Florida 33516
J. A. Byerly, Jr., Secretary	600 Grant Street Pittsburgh, Penna. 15230

VI.

Officers

The affairs of the Association shall be administered by

the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

J. R. Dembeck, President	600 Grant Street Pittsburgh, Penna. 15230
F. E. Felix, Jr., Vice Pres.	200 St. Andrews Drive Belleair, Florida 33516
J. A. Byerly, Jr., Secretary	600 Grant Street Pittsburgh, Penna. 15230
J. A. Hollister, Treasurer	600 Grant Street Pittsburgh, Penna. 15230

VII.

Indemnification

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the

best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

VIII.

Bylaws

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

IX.

Amendments

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

Except as elsewhere provided:

a. Such approvals must be by not less than seventy-five per cent of the entire membership of the Board of Directors and by not less than seventy-five per cent of the votes of the entire membership of the Association; or

b. By not less than eighty per cent of the votes of the entire membership of the Association.

9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section 3.3 of paragraph

III, without approval in writing by all members and the joinder of all owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

9.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the Public Records of Pinellas County, Florida.

X.

Term

The term of the Association shall be perpetual.

XI.

Subscribers

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

<u>Names</u>	<u>Addresses</u>
J. R. Dembeck, President	600 Grant Street Pittsburgh, Penna. 15230
F. E. Felix, Jr., Vice Pres.	200 St. Andrews Drive Belleair, Florida 33516
J. A. Byerly, Jr., Secretary	600 Grant Street Pittsburgh, Pa. 15230

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 18th day of September, A.D. 1978.

J. R. Dembeck
F. E. Felix, Jr.
J. A. Byerly

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared

LAW OFFICES OF
RICHARDS, NODINE,
GILKEY, FITE,
MEYER & THOMPSON, P. A.
CLEARWATER, FLORIDA

J. L. Dembeck and J. E. Selix Jr., who, after being duly sworn,
acknowledged that they executed the foregoing Articles of
Incorporation for the purposes expressed in such Articles this
18 day of September, A.D. 1978.

Sherry Anne Buck
Notary Public

My Commission Expires:
NOTARY PUBLIC, State of Florida At Large.
My Commission Expires August 11, 1982.

BYLAWS
OF
BELLEVIEW BILTMORE VILLAS-
SOUTH GARDEN-4 BELLEVIEW BLVD., INC.

A corporation not for profit
under the Laws of the State of Florida

I.

Identity

Section 1. These are the Bylaws of BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4 BELLEVIEW BLVD., INC., called Association by these Bylaws, a corporation not for profit under the Laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on October 6, A.D. 1978. The Association has been organized for the purpose of administering BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4 BELLEVIEW BLVD., A CONDOMINIUM, pursuant to Chapter 718, Florida Statutes, called the Condominium Act in these Bylaws, which condominium is identified by the name BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4 BELLEVIEW BLVD., A CONDOMINIUM, and is located upon the lands described in the Declaration of Condominium.

Section 2. The office of the Association shall be at 4 Belleview Boulevard, Belleair, Florida, 33516.

Section 3. The Association shall operate upon the calendar year beginning on the 1st day of January and ending on the 31st day of December of each year. The Board of Directors is expressly authorized to change from a calendar year basis to a fiscal year basis whenever deemed expedient and for the best interests of the Association.

Section 4. The seal of the Association shall bear the name of the Association, the word "Florida," and the words "Corporation not for profit" and the year of incorporation, an impression of which is as follows:

II.

Definitions

Section 1. All words, phrases, names and terms used in these Bylaws, the Declaration of Condominium, the Articles of Incorporation of the Condominium Association, and Exhibit "A" attached to said Declaration shall have the same meaning and be used and defined the same as they are in the Condominium Act unless the context of said instruments otherwise requires.

III.

The Association

Section 1. Members. The owners of the condominium parcels shall be the members of this Association.

a. Any legal entity capable of ownership of real property under the Laws of Florida shall be eligible for membership.

b. Any legal entity, upon acquiring title to a condominium parcel, shall thereby become a member of the Association; and upon the conveyance or transfer of said ownership, said owner's membership in the Association shall automatically cease.

Section 2. Place of Meetings. Meetings of the membership shall be held at the principal office or place of business of the Association, or at such other suitable place convenient to the membership as may be designated by the Board of Directors.

Section 3. Annual Meetings. The first annual meeting of the Association shall be held on the second Tuesday of January, 1979, or such other date during the month of January which may be set by the Board of Directors, or on the first Thursday of March of the year in which all of the condominium units in BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4 BELLEVIEW BLVD., A CONDOMINIUM, have been conveyed by the Developer, whichever shall first occur. Thereafter the annual meetings of the Association shall be held on the first Thursday of March of each

succeeding year. If the day so designated falls on a legal holiday, then the meeting shall be held on the first secular day thereafter. At the annual meeting the members may transact such business of the Association as may properly come before them. The time of all meetings shall be set by the directors and the directors by majority vote may change the date of the annual meeting.

Section 4. Special Meetings. Special meetings of the members may be called by the President and shall be called by the President or Secretary at the request in writing of the Board of Directors or at the request in writing of five (5) members. Such requests shall state the purpose or purposes of the proposed meeting.

Section 5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member of record, at his address as it appears on the membership books of the Association, or if no such address appears, at his last known place of address, at least fourteen days for an annual meeting and five days for a special meeting, prior to such meeting. The mailing of a notice in the manner provided in this Section shall be considered notice served.

Section 6. Minutes. Minutes of all meetings shall be kept in businesslike manner and available for inspection by unit owners and Board members at all reasonable times.

Section 7. Majority of Owners. As used in these Bylaws, a "majority of owners" shall consist of that number that shall exceed fifty per cent thereof.

Section 8. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of a "majority of owners" as defined in Section 7 of this paragraph, shall consti-

tute a quorum.

Section 9. Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting to a time not later than ten (10) days from the time the original meeting was called, and hold the meeting adjourned, without additional notice, provided that a quorum can be obtained for such meeting.

Section 10. Voting. At every meeting of the members, the owner or owners of each unit, or combination of units, either in person or by proxy, shall have the right to cast one vote as set forth in the Declaration. The vote of the majority of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of statute, or of the Declaration of Condominium, or of the Articles of Incorporation, or of these Bylaws, a different vote is required, in which case such express provision shall govern and control.

Section 11. Proxies. A member may appoint any other member, any owner of any condominium parcel, the developer, or the manager as a proxy. Any proxy must be filed with the secretary before the appointed time of each meeting.

Section 12. Order of Business. The order of business at all annual or special meetings of the members shall be as follows:

- a. Roll call.
- b. Proof of notice of meeting or waiver of notice.
- c. Reading of the minutes of preceding meeting.
- d. Reports of officers.
- e. Reports of committees.
- f. Election of officers (if election is to be held).

- g. Unfinished business.
- h. New business.

IV.

Administration

Section 1.

a. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors. The number of directors which shall constitute the Board shall be established by Board resolution, provided, however, that there shall be not less than three (3) nor more than nine (9). All directors, except for the initial directors named in the Articles of Incorporation, shall either be members of the Association or designees of the Developer. The Directors shall be elected at the annual meeting of the owners by a majority vote and each Director shall serve for a term of one year or until his successor shall be elected and duly qualified, except that the initial Directors shall serve until their resignation or relinquishment of control of the Association by the developer pursuant to Article V of the Articles of Incorporation.

b. Removal. Directors may be removed for cause by an affirmative vote of a majority of the owners. The vacancy so created shall be filled by the members of the Association. No Director, other than the initial Directors named in the Articles of Incorporation, or their duly elected replacements, shall continue to serve on the Board if, during his term of office, his membership in the Association shall be terminated for any reason whatsoever.

c. Vacancies. Except as to vacancies provided by removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining Directors.

Section 2. Powers and Duties. The Board of Directors

shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by the Declaration, the Articles of Incorporation of the Condominium Association, the Condominium Act, or these Bylaws directed to be exercised and done by the members or officers. The powers of the Board shall include, but not be limited to, the following:

- a. All powers and duties of the Condominium as set forth in the Condominium Act and in the Articles of Incorporation of the Association, except as limited as above provided.
- b. To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be shared in common by the respective owners of units, and including a reasonable reserve for repairs, upkeep and replacement of the common elements and for contingencies.
- c. To prepare a detailed report of the acts, accounts, and statements of income and expense for the previous year, and present same at the annual meeting of members.
- d. To determine who shall act as legal counsel for the Association whenever necessary.
- e. To determine the depository for the funds of the Association.
- f. To acquire the necessary personnel needed for the maintenance, care, and upkeep of the common elements, and set the salaries of said personnel.
- g. Assess and collect all assessments pursuant to the Condominium Act.
- h. Establishment of reserves or making assessments for betterments to the condominium property.

Section 3. Management Agent. The Board of Directors may employ for the Association a management agent at a compensation

established by the Board to perform such duties, services and powers as the Board shall authorize, including, but not limited to, the duties, services and powers listed in Section 2 of this paragraph.

Section 4. Compensation. No compensation shall be paid to directors for their services as directors. No remuneration shall be paid a director for services performed by him for the Association in any other capacity, unless a resolution authorizing such remuneration shall have been unanimously adopted by the Board of Directors before the services are undertaken.

Section 5. Organization Meeting. The first meeting of the Board of Directors shall be held within ten days after the annual members' meeting, at such place as shall be fixed by the Board and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing all of the Board of Directors shall be present.

Section 6. Regular Meetings. Regular meetings of the directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally or by mail, telephone or telegraph, at least three days prior to the day named for such meeting.

Section 7. Special Meetings. Special meetings of the Board of Directors may be called by the President on three days' notice to each director, given personally or by mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President and Secretary, in like manner and on like notice, on the written request of at least two directors.

Section 8. Notice of Meetings to Unit Owners. Meetings of the Board of Directors shall be open to all unit owners and notices of meetings shall be posted conspicuously forty-eight (48) hours in advance for the attention of unit owners, except in an emergency.

Section 9. Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board of Directors shall be a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 10. Minutes. Minutes of all meetings of the Board of Directors and of the unit owners shall be kept in business-like manner and available for inspection by unit owners and Board members at all reasonable times.

Section 11. Quorum. At all meetings of the Board of Directors a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 12. Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the

Association.

Section 13. Designation of Officer. The principal officers of the Association shall be President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary.

Section 14. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board, and shall hold office at the pleasure of the Board.

Section 15. Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 16. President. The president shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of president of the Association.

Section 17. Vice President. The vice president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither the president nor the vice president is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 18. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors, and the

minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of secretary.

Section 19. Treasurer. The treasurer shall have responsibility for Association funds and securities, and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors.

-V.

Assessment and Collection of Common Expenses

Each unit owner shall share that percentage of the common expenses, and own that percentage of the common surplus, in direct relationship to the percentage of the common elements owned by said unit owner. Assessments for the common expenses, including those required under any Management Contract, including reasonable attorneys' fees and other costs of collecting any assessments, shall be secured by a lien against the condominium parcel against which it is made and such lien shall arise in favor of the Association and shall come into effect upon recordation of the Declaration of Condominium. Said lien shall date back to the date of the Declaration and shall be prior to the creation of any homestead status or any subsequent lien or encumbrance, except that said lien shall be subordinate and inferior to that of any institutional first mortgage. Assessments shall be made not less frequent than quarterly in an amount no less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred.

VI.

Annual Budget

Pursuant to Article IV, Section 2, paragraph b of these Bylaws, the Board of Directors shall have the power and duty of preparing and adopting an annual operating budget for the Association. Each unit owner shall be given written notice of the time and place at which the meeting at which the budget will be considered shall be held, and such meeting shall be open to the unit owners. If a budget is adopted by the Board of Directors which requires assessment against the unit owners in any fiscal or calendar year exceeding one hundred fifteen per cent (115%) of such assessments for the preceding year, upon written application of ten per cent (10%) of the unit owners, a special meeting of the unit owners shall be held upon not less than ten (10) days' written notice to each unit owner, but within thirty (30) days of the delivery of such application to the Board of Directors or any member thereof, at which special meeting unit owners may consider and enact a revision of the budget, or recall any and all members of the Board of Directors and elect their successors. In either case, the revision of the budget or the recall of any and all members of the Board of Directors shall require a vote of not less than seventy-five per cent (75%) of the votes of the entire membership of the Association. In determining whether assessments exceed one hundred fifteen per cent (115%) of similar assessments in prior years, there shall be excluded in the computation any provision for reasonable reserves made by the Board of Directors in respect of repair or replacement of the condominium property or in respect of anticipated expenses by the condominium Association which were not anticipated to be incurred on a regular or annual basis. There shall also be excluded from such computation assessments for betterments to the condominium property.

Provided, however, that so long as the Developer is in control of the Board of Directors the Board shall not impose an assessment for a year greater than one hundred fifteen per cent (115%) of the prior fiscal calendar year's assessment without approval of a majority of the unit owners.

The proposed annual budget shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those expenses listed in Section 718.504(20), Florida Statutes.

VII.

Amendment of Bylaws

The Bylaws of the Association may be modified, amended or revoked, unless specifically prohibited elsewhere herein, at any regular or special meeting of the members of the Association by not less than seventy-five per cent of the votes of the entire membership of the Association, provided that not less than fourteen (14) days' notice of said meeting has been given to the members of the Association, which notice contained a full statement of the proposed modification, change or revocation.

The foregoing were adopted as the Bylaws of BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4 BELLEVIEW BLVD., INC., a corporation not for profit under the Laws of the State of Florida, at the first meeting of the Board of Directors on October 9, 1978.

BELLEVIEW BILTMORE VILLAS-SOUTH
GARDEN-4 BELLEVIEW BLVD., INC.

By Jim A. Bjerregaard
Secretary

Percentage of Ownership of Common Elements

<u>Unit Number</u>	<u>% Interest in Common Elements</u>
101	1.3665
102	1.3665
103	2.1815
104	1.7172
105	1.3665
106	1.3665
107	2.1815
108	1.7172
201	1.3665
202	1.3665
203	2.1815
204	1.7172
205	1.3665
206	1.3665
207	2.1815
208	2.1646
301	1.3665
302	1.3665
303	1.8308
304	1.3665
305	1.3665
306	1.3665
307	1.8308
308	1.8140
401	1.3665
402	1.3665
403	1.8308
404	1.3665
405	1.3665
406	1.3665
407	1.8308
408	1.8140
501	1.3665
502	1.3665
503	1.8308
504	1.3665
505	1.3665
506	1.3665
507	1.8308
508	1.8140
601	1.3665
602	1.3665
603	3.1975
605	1.3665
606	1.3665
607	1.8308
608	1.8140
701	1.3665
702	1.3665
703	1.8308
704	1.3665

705
706
707
708

1.3665
1.3665
1.8308
1.8140

801
802
803
804
805
807
808

1.3665
1.1870
1.8308
1.5921
1.9353
1.8308
1.7426

Total

100.0000

2016

AMENDMENTS

#1 ... dated 5 Mar 1987 ... O.R. 6449, pages 72-74
...re hurricane shutters

#2 ... dated 18 Mar 1988 ... O.R. 6704, pages 657-659
...re easements; assessments; parking & storage; transfer of condominium parcels; compliance

#3 ...dated 10 Mar 1992...O.R. 7841, pages 1132-1140
...to Declaration...re assessments; maintenance, alteration & improvements
...to Bylaws...re notice of meetings, elections, proxies; fidelity bonds; copies of documents;
annual budget; arbitration

#4 ... dated 4 Mar 1999 ... O.R. 10451, pages 49-52
...re leasing

#5 ... dated 9 Nov 1999 ... O.R. 10745, pages 1081-1083
...re pets

#6 ... dated 13 Nov 2018 ... O.R. 20367, pages 1125-1129
...re rental restrictions

#7 ... dated 12 Nov 2020 ... Plat Book 30, pages 83-90
...re material alterations and amendments

87066144

07.6449 PAGE 72

AMENDMENT TO DECLARATION

BELLEVUE BILTMORE VILLAS-SOUTH GARDEN-4 14 19865206 71 1. 17MC87
49 13.00
TOTAL 13.00 CHK

Bellevue Blvd., a Condominium

The Condominium Association, Bellevue Biltmore Villas-South Garden-4, a Florida Corporation, not-for-profit, met at the regular annual meeting of the association, duly noticed as required by the Corporate documents and by Florida Law, held at 4 Bellevue Blvd., on the 5th day of March, 1987. The Association received the written approval of all unit owners in said condominium, authorizing alterations to the common elements for the installation of hurricane shutters. Following receipt thereof, upon motion duly made and seconded, the Association votes, by an affirmative vote of ^{more than} /seventy-five (75%) percent of the unit owners present and voting, to amend the Declaration of Condominium and plats associated therewith as the same were originally recorded in Official Records 4762, Page 1967, and * Condominium Plat Book 30, pages 83 through 90, Pinellas County Public Records, to provide the following:

Article XXII, MAINTENANCE, ALTERATION AND IMPROVEMENTS,

Section 2(c), Alteration and improvement is deleted in its entirety, and in lieu and in substitution thereof, the declaration is amended to provide as follows:

(i) Hurricane shutters may be purchased at the sole cost and expense of a unit owner and affixed to the limited or common elements surrounding the unit owner's condominium. To ensure continued uniformity in the appearance and operation of the condominium, the only hurricane shutters which may be affixed and installed are those manufactured by Hurst Clip Fast Storm Shutters, or its successors or its assigns, or by a company which builds hurricane storm shutters of the same type and appearance.

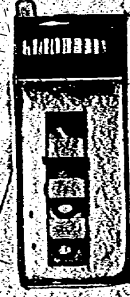
If any hurricane shutter is proposed by any unit owner other than the one manufactured by Hurst Clip Fast Storm Shutters, or if the design of said company's shutters should change, the proposal must receive the unanimous written approval of the Board of Directors, after a Board of Directors meeting has been called to

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Tot 13.00

MAIL TO: McMillan, Everett, Logan, Marquardt & Cline, P.A.
Paul Cline Box 1039
Clearwater, Florida 33717

CONDOMINIUM PLATS PERTAINING HERETO
ARE FILED IN CONDOMINIUM PLAT BOOK
AND PAGE *

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IN THE
OFFICE OF THE CLERK OF COURT
CLERK OF PINELLAS COUNTY
CLEARWATER, FLORIDA



review the proposal. Except as herein provided, no other type of shutter can be used or installed.

(ii) Hurricane shutter panels may be installed only during a Hurricane Warning, issued by an appropriate governmental or municipal agency or service, for an area encompassing the condominium. Except under such permitted circumstances, the panels must be kept and placed in storage. If installed during a Hurricane Warning, the panels must be removed and placed in storage within forty-eight (48) hours after the Hurricane Warning has ended, or the storm has passed.

(iii) The Association has no responsibility for the operation, installation, maintenance or repair of the hurricane shutters. Any and all costs associated therewith shall be born by the unit owner who has installed the same. The unit owner shall maintain the hurricane shutters and hurricane panels in a good state of repair, and shall not alter the color or configuration thereof.

(iv) Except as hereinabove expressly provided, there shall be no alterations nor further improvements of limited and common elements without prior approval in writing of the record owners of all units.

(v) In the event any unit owner should violate the terms and provisions of this section dealing with alterations and improvements, the Board of Directors shall have the right, following notice to the unit owner, following a meeting of the Board of Directors at which meeting the unit owner has had an opportunity to be present, to impose a fine or fines not to exceed \$50.00 for each and every violation of these provisions.

Except as herein expressly amended, the Declaration of Condominium and plat, as heretofore amended, shall remain in full force and effect.

IN WITNESS WHEREOF the president and secretary for said corporation executed this amendment of condominium and caused the corporate seal to be affixed this 9th day of March 1987.

Annella Tucker
SECRETARY

BELLEVUE BILTMORE VILLAGE
SOUTH GARDEN-4
Chuck O. Kesemay
PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 9th day of March,
1987, before me personally appeared Sick Keating
and Annette Sucker, respectively President and
Secretary of BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-4, a
condominium under the laws of the State of Florida, to me known to
be the persons described in and who executed the foregoing
amendment to declarations 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 the
said instrument is the act and deed of said corporation.

WITNESS by signature and official seal at Pinellas County
in the County of Pinellas, and State of Florida, the
day and year last aforesaid.

Brian J. Russell
NOTARY PUBLIC

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 27, 1989

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AMENDMENTS TO
DECLARATION OF CONDOMINIUM

OF

BELLEVUE BILTMORE VILLAS -

SOUTH GARDEN -

4 BELLEVUE BLVD., a Condominium

MAR 21 5 47 PM '88

The condominium association, BELLEVUE BILTMORE VILLAS SOUTH GARDEN, 4 BELLEVUE BLVD., INC., a Florida not-for-profit corporation, met at the regular annual meeting on March 3, 1988, duly noticed as required by the corporate documents and by Florida law. At that meeting, upon motion duly made and seconded, the Association by an affirmative vote of the unit owners present and voting, according to the Declaration of Condominium, voted to amend the Declaration of Condominium, as the same were originally recorded in O.R. Book 4762, pages 1967, et seq., and Condominium Plat Book 30, pages 83 through 90, inclusive, public records of Pinellas County, State of Florida, to amend Article IV, Sections 1 and 2 so that it now provides:

1. Article IV, Easements, Sections 1 and 2, set forth on pages 1 and 2 of the Declaration of Condominium are deleted in their entirety since the same relates to reserved rights to the original developer, and in lieu and substitution thereof, a new Article IV is adopted to provide as follows:

"IV.

Easements

Section 1. A non-exclusive easement for ingress and egress over streets, walks and other rights-of-way serving the units of the condominium exist for the unit owners, their heirs, successors and assigns. Non-exclusive easements exist through units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to units and to the common elements. An easement of support exists in every portion of a unit which contributes to the support of a building and for encroachments caused by inaccuracies in building or construction or as may now exist or hereafter exist through the settling or other movement of the existing building."

2. Article XIII, Section 1 is amended to add a new to add the following sentence as the sentence to Section 1, on page 5:

"XIII

Assessments

Section 1. Common expenses, including those required under any management contract, shall be assessed against each condominium parcel owner by the Association as provided in paragraph VII hereof. All assessments, including reasonable attorney's fees and other costs to collect same, shall be secured by a lien against the condominium parcel against which it is made. Such lien shall be effective upon recording in the public records

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN
 CONDOMINIUM PLAT BOOK 30, PAGES 83 THROUGH 90,
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:

HARRY S. CLINE
 McArthur, Everett, Loran, Marquardt & Cline, P.A.
 400 CLEVELAND STREET
 CLEARWATER, FLORIDA 34615

CONDOMINIUM PLATS PERTAINING HERETO**

MAIL TO:
 HARRY S. CLINE
 P. O. BOX 1059
 CLEARWATER, FLORIDA 34617

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