

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
KEVIN L. EDWARDS, ESQ.  
BECKER & POLIAKOFF, P.A.  
6230 UNIVERSITY PARKWAY, SUITE 204  
SARASOTA, FL 34240

**CERTIFICATE OF AMENDMENT  
TO THE  
COMBINED AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM  
OF  
PARKWAY VILLAS, A CONDOMINIUM**

The undersigned officers of Parkway Villas Condominium Association, Inc., a not for profit Florida corporation organized and existing to operate and govern Parkway Villas Condominium Association, Inc., according to the original Declaration of Condominium thereof as recorded in O.R. 4681, pages 496, et seq. (Unit No. 1), O.R. 488, pages 686, et seq. (Unit No. 2), O.R. 509, pages 191, et seq. (Unit No. 3), O.R. 529, pages 687, et seq. (Unit No. 4), O.R. 550, pages 494, et seq. (Unit No. 5), and O.R. 583, pages 464 seq. (Unit No. 6), in the public records of Manatee County and later Combined Amended and Restated Declaration of Condominium thereof as recorded in O.R. Book 02250, Page 4757, et seq., in the public records of Manatee County and all amendments thereto, hereby certifies that the following amendments to the Combined Amended and Restated Declaration of Condominium were proposed and adopted in the manner provided in the governing documents of the Association and applicable law at a duly convened meeting.

(Additions indicated by underlining, deletions by ~~strike-through~~)

1. Amendment to Section 16 of the Combined Amended and Restated Declaration of Condominium, to read as follows:

**16. LEASING.** The Lease of a Villa is defined as occupancy of the Villa by any person other than the Villa Owner, whether pursuant to verbal or written agreement, where said occupancy by the non-owner involves consideration (the payment of money, the exchange of goods or services, etc.). The term "leasing" and "renting" shall be used interchangeably for the purpose of this Declaration of Condominium. The term "tenant" and "lessee" shall likewise be used interchangeably. All leases must be in writing. Should a Villa Owner wish to Lease a Villa, he/she shall furnish the Association with a copy of the proposed Lease and the name of the proposed lessee, as well as all proposed occupants. Any person occupying the Villa after initial approval shall be subject to a separate application and approval process. The Association shall have thirty (30) days from the receipt of notice within which to approve or disapprove of the proposed Lease or proposed lessees or occupants. The Association shall give the Villa Owner written notice of its decision within said period. Failure to notify the Villa Owner shall be deemed an approval. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing is prohibited. All Leases shall be for a minimum period of sixty (60) consecutive days) and for a maximum period of one (1) year. Leases may be renewed, subject to Board approval. This section shall apply to all Villa owners, regardless of when the Villa was purchased. With the exception of Villa Owners acquiring title through inheritance, Villa Owners may not lease their Villas during the first year of ownership.



(The remainder of Section 16 remains unchanged)

2. Amendment to Section 7 and Section 11 of the Combined Amended and Restated Declaration of Condominium, to read as follows:

7.1.6 The Recreation Area consisting of a community club house and parking area appurtenant to real property more particularly described as BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK "A", BAYSHORE GARDENS, SECTION NO. 35, AS RECORDED IN PLAT BOOK 13 PAGE 44, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH R/W OF BAYSHORE GARDENS PARKWAY; THENCE S 89°30'30"W, ALONG SAID NORTH R/W, 471.63 FEET; THENCE N 00°30'00" W, PARALLEL TO THE WEST LINE OF SAID BLOCK "A", AND THE NORTHERLY EXTENSION THEREOF, AND 411.63 FEET THEREFROM, 490.27 FEET; THENCE N 89°30'00" E, PERPENDICULAR TO THE WEST LINE OF SAID BLOCK "A", 90.00 FEET FOR A P.O.B.; THENCE N 00°30'00" W, PARALLEL TO THE WEST LINE OF SAID BLOCK "A", AND 321.63 FEET THEREFROM, 181.46 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE N 89°30'00" E, PARALLEL TO THE SOUTH LINE OF BLOCK "G", BAYSHORE GARDENS, SECTION NO. 36, AS RECORDED IN PLAT BOOK 13, PAGE 53 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND 200.00 FEET THEREFROM, 107.22 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE, OF 61°30'00", 37.57 FEET TO THE P.T. OF SAID CURVE; THENCE S 29° 00' 00" E, 38.99 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°21'52", 33.76 FEET TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE, OF 03°51'52", 9.10 FEET TO THE P.T. OF A CURVE; THENCE S 44°30'00" W, 187.09 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 21.74 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 135°00'00", 51.23 FEET TO THE P.T. OF SAID CURVE, ALSO BEING THE P.O.B., BEING AND LYING IN SECTIONS 15 AND 22, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 0.68 ACRES and as graphically represented in the condominium documents.

(The remainder of Section 7 remains the same.)

~~11.9.1 Recreational Lease. Each Villa Owner is subject to the terms and provisions of the Long-Term Recreational and Parking Facilities Lease executed by the Association and Developer on September 15, 1970. This Lease is an exhibit to the original Declarations of Condominium for Units 1-6 and is recorded at O.R. Book 468, Page 522 of the Public Records of Manatee County.~~

(The remainder of Section 11 remains the same.)



PARKWAY VILLAS CONDOMINIUM  
ASSOCIATION, INC.

By: Marilyn Williams  
Marilyn Williams, President

ATTEST: Ellen Nelson  
Ellen Nelson, Secretary

Joseph N. Cinquini  
Witness Signature

Joseph N. Cinquini  
Printed Name

Paul R. Griffin  
Witness Signature

PAUL R. GRIFFIN  
Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of APRIL 2012 by Marilyn Williams, as President and Ellen Nelson, as Secretary of PARKWAY VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced FL DRIVER LICENSE as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notary Public Karen L. Scala  
Printed Name KAREN L. SCALA  
State of Florida

My Commission Expires

ACTIVE: 3762280\_1

