

PREPARED BY AND SHOULD BE  
RETURNED TO:

RICHARD A. ZACUR, ESQUIRE  
Zacur & Graham, P.A.  
5200 Central Avenue  
St. Petersburg, Florida 33707

Plats pertaining hereto are filed in Plat Book 6, Pages 100-101.

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
SUNSET PLAZA EAST CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Board of Directors and members of SUNSET PLAZA EAST CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as "Association," desires to amend the Declaration for said association, which Declaration of Condominium and By-Laws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 3441, beginning with Page 732, et seq.

WHEREAS, a meeting of the Board of Directors of the Association and said unit owners/members was duly called in accordance with the Declaration of Condominium, By-Laws and Articles of Incorporation, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on November 12, 2024, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Declaration of Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendment, which amendment was proposed by resolution by said Directors, same was presented for a vote, and accepted by the required vote of the Board of Directors, and said amendment

was approved by the vote of the required percentage of unit owners/members according to the provisions of the Declaration of Condominium.

WHEREAS, that the Board of Directors and the owners/members have approved the Amendment to the Declaration, said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which Amendment is to be provided within said Declaration, and said Amendment is as follows:

7. MAINTENANCE – The responsibility for the maintenance of the condominium property shall be as follows:

C. Material Alteration. The Association shall have the right to proceed with material alteration of the common elements after obtaining a vote of approval for the material alteration by fifty-one percent (51%) of the unit owners and a majority of the Board at a duly called meeting for that purpose.

RESOLVED, further, that said Amendment to the Declaration of Condominium of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

SUNSET PLAZA EAST CONDOMINIUM  
ASSOCIATION, INC.

Katherine Reynolds  
Witness No. 1

Katherine Reynolds  
PRINTED NAME OF WITNESS

Address: PINELLAS COUNTY

BY: [Signature]  
President

David C. Frantz  
PRINTED NAME OF PRESIDENT

Lisa Acker  
Witness No. 2

Lisa Acker  
PRINTED NAME OF WITNESS

By: [Signature]  
Secretary

Dan Tedq  
PRINTED NAME OF SECRETARY

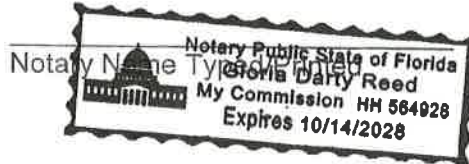
Address: PINELLAS COUNTY

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged via  physical presence OR  online notarizations, before me this 17<sup>th</sup> day of March, 2025, by David Frantz the President and Dan Tedq, the Secretary, who are personally known to me or who have produced Driver's License as identification and who did take an oath and depose and say that he/she executed the foregoing Amendment for the purposes therein expressed.

My commission expires:

[Signature]  
Notary Public



(Coding: Words in underscored type indicate additions and/or amendment from the original Declaration, By-Laws or Articles of Incorporation. Unless amended herein; all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)