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Prepared by and return to:
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05/15/2020 02:24pm Page 1 of 3
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Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
PARADISE PINES RV PARK, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendments to Sections 2, 7, and 12 of the Declaration of Condominium of Paradise Pines RV Park, a Condominium, as originally recorded in Official Records Book 6088, Page 1760, et seq. of the Public Records of Pasco County, Florida, were duly adopted in the manner provided by Section 16 of the Declaration of Condominium, at a duly called meeting of the membership held on the 3rd day of MARCH, 2020, by the affirmative vote of not less than sixty-six and two-thirds percent (66 2/3 %) of the Board of Directors and by the affirmative vote of not less than sixty-six and two-thirds percent (66 2/3 %) of the entire voting interests of the Association.

IN WITNESS WHEREOF, we have affixed our hands this 19 day of April, 2020, at PASCO County, Florida.

WITNESSES (of President Signature)

PARADISE PINES RV PARK CONDOMINIUM
ASSOCIATION, INC.

Sign Frances Polubjak

By: Michael Beedy

Print Frances Polubjak

Print Name: Michael Beedy
As: President

Sign Eric A. Rosengren

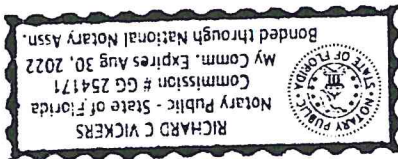
Nancy Rosengren

Print Eric A. Rosengren

Print Name: Nancy Rosengren
As: Secretary (Seal)

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me, by means of physical presence or [] online notarization, this 19 day of April, 2020, by MICHAEL BEEDY and NANCY ROSENGREN, as President and Secretary, respectively, of Paradise Pines RV Park Condominium Association, Inc. a Florida not-for-profit corporation, on behalf of the corporation.



Richard C. Vickers
Signature of Notary Public – State of Florida

Richard C. Vickers
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR PARADISE PINES
RV PARK, A CONDOMINIUM**

Amendment to Sections 2, 7, and 12 of the Declaration of Condominium of Paradise Pines RV Park, a Condominium, as originally recorded in Official Records Book 6088, Page 1760, et seq. of the Public Records of Pasco County, Florida, and as it may have been amended from time to time thereafter.

Additions indicated by underlining
Deletions indicated by ~~striking through~~
Unaffected text by ...

...

2. DEFINITIONS

...

2.17 Recreational Vehicle (RV) means a travel trailer, motor home, ~~pickup coach/truck camper,~~ camping trailer, ~~or~~ park trailer, destination trailer or park model as defined by the Pasco County Code. The term does not include a truck camper, tent trailer, boat, boat trailer or noncommercial utility trailer.

...

7. MAINTENANCE, ALTERATION AND IMPROVEMENT

...

7.2 Improvements within the Unit may contain a Recreational Vehicles(RV) as that term is defined in this Declaration of Condominium together with ancillary improvements permitted by Pasco County codes. Provided, however in the event of a sale of a Unit together with an RV, that park trailer and the park trailer is more than fifteen (15) years old, then such park trailerRV must be removed from the Unit deemed in acceptable condition by a majority of the Board of Directors. In addition, all improvements must be in acceptable condition at the time of the Unit sale. ~~and be replaced by a park trailer that is not older than five (5) years as of the date of its installation.~~ The Unit Owner shall at all times maintain the Unit and all of its improvements located within the Unit, and landscaping in a neat, clean and presentable condition. In the event the Unit Owner fails or refuses to maintain the Unit, improvements located within the Unit and its landscaping in such a manner, then the Association, after thirty (30) days written notice to the Unit Owner of the

violation, may fine the owner of the Unit in accordance with the bylaws. Sheds and other structures or free-standing type enclosures shall require the approval of the Board of Directors and shall meet the codes of Pasco County, Florida. ~~are permitted provided they are~~ Sheds and enclosures must be maintained in a clean and aesthetic manner, and placed in accordance with the codes of Pasco County. Any other enclosure or free standing type enclosures shall require the approval of the Board of Directors and shall otherwise meet the codes of Pasco County, Florida.

...

12. USE RESTRICTIONS

The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists upon the land:

12.1 Units. This is a Recreational Vehicle Condominium, and therefore, each of the Units shall be occupied only with dwelling units that are Recreational Vehicles as defined by this Declaration of Condominium and occupied by no more than six (6) persons at any one time. No Unit may be divided or subdivided into a smaller Unit. Improvements within the Unit may contain only Recreational Vehicles as defined in this Declaration of Condominium, together with ancillary improvements permitted by Pasco County codes. Provided, however in the event of a sale of a Unit together with an RV, the park trailer and the park trailer is more than fifteen (15) years old, then such park trailer must be removed from the Unit and be replaced by a park trailer that is not older than five (5) years as of the date of its installation that RV must be deemed in acceptable condition by a majority of the Board of Directors. In addition, all improvements must be in acceptable condition at the time of the Unit sale.

...

12.12 Use of Property. ~~No articles shall be hung or shaken from the doors, porches or in the yards or other open areas in the Unit.~~ Porches or yards or other open areas in the Unit are not to be used for storage. All storage must be in an enclosed building.

...

12.16 Guests: Guests (of Unit Owners or of approved tenants) are allowed to stay up to fourteen nights in a calendar year without official approval. Guests that stay more than fourteen nights in a calendar year must complete the application and screening process, including a background check and approval from the board of directors. All of the provisions of this Declaration, the Bylaws, and Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any guest or person occupying a unit to the same extent as against a Unit Owner. A covenant shall exist upon the part of each such tenant, guest, or occupant to abide by the rules and regulations of the Association, the terms and provisions of the Declaration of Condominium and enforceable against any guest or person occupying a unit to the same extent as against a unit owner.

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