

Prepared by and return to:  
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PAULA S. O'NEIL, PH.D. PASCO CLERK & COMPTROLLER  
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**CORRECTIVE CERTIFICATE OF AMENDMENT TO DECLARATION OF  
CONDOMINIUM OF PARADISE PINES RV PARK, A CONDOMINIUM**

WITNESSETH:

WHEREAS, at OR Book 6088, Page 1760, et. seq., of the Public Records of Pasco County, Florida, the Declaration of Condominium of Paradise Pines RV Park, a Condominium was recorded (hereinafter the "Declaration"); and

WHEREAS, the Declaration was amended by that certain First Amendment to the Declaration of Condominium of Paradise Pines RV Park, a Condominium, recorded on February 22, 2005 at OR Book 6238, Page 1328, et. seq. of the Public Records of Pasco County, Florida; and

WHEREAS, the Declaration was amended by that certain Amendment to the Declaration of Condominium of Paradise Pines RV Park, a Condominium, recorded on January 8, 2009 at OR Book 7995, Page 1855, et. seq. of the Public Records of Pasco County, Florida, and later recorded again on February 23, 2010 at OR Book 8275, Page 140 of the Public Records of Pasco County, Florida (hereinafter the "2009 Amendment"); and

WHEREAS, the Declaration was amended by that certain Amendment to the Declaration of Condominium of Paradise Pines RV Park, a Condominium, recorded on April 15, 2014 at OR Book 9020, Page 620 of the Public Records of Pasco County, Florida (hereinafter the "2014 Amendment"); and

WHEREAS, it has been discovered that by a scrivener's error, the 2014 Amendment was titled the "Second Amendment to the Declaration of Condominium of Paradise Pines RV Park, a Condominium," when in fact it was the third amendment to the Declaration; and

WHEREAS, Section 16.7 of the Declaration provides that following turnover of control of the Association from the Developer to the membership, amendments for correction of scrivener's errors or other non-material changes may be made by the affirmative vote of two-thirds (2/3) of the Board of Directors and without the consent of the Unit Owners or their mortgagees or lienors;

NOW THEREFORE:

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

1. Adopted amendment to Section 6.2(a) of the Declaration of Condominium of Paradise Pines RV Park, A Condominium (the "Declaration"), to read as follows:

6. APPURTENANCE TO UNITS

...

6.2 Limited Common Elements

(a) Vehicle Parking. Parking of motor vehicles of any kind outside of the Unit is prohibited. Each Unit shall have space for one ~~motor vehicle~~ and Recreational Vehicle. In addition, a maximum of 25% of the total unit area can be used for personal vehicles which must be registered, insured, operational, and aesthetically pleasing. Personal vehicles are limited to either one truck and one passenger vehicle, or two passenger vehicles per lot. The balance of the 25% may be used for motorcycles or trikes, scooters, or golf carts. ~~a-~~All motor vehicles must be parked within the unit and shall not protrude onto or impede the common roadways or areas designated parking space.

PLEASE NOTE: ADDITIONS INDICATED BY UNDERLINING; DELETIONS INDICATED BY STRIKE THROUGH; UNAFFECTED TEXT INDICATED BY "..."

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

**12. USE RESTRICTIONS**

Section 12.5 is hereby amended as follows:

12.5 Leasing of Units. Units may be rented in accordance with this paragraph and Section 13, provided the occupancy is only by the lessee, his family and guests. ~~In the event a lease is for a period of more than six (6) months duration, or the lease is extended such that it results in a term of more than six (6) consecutive months, then~~ Board Approval shall be required ~~for all leases~~. The lease of any Unit shall not release or discharge the Owner from compliance with any of the Owner's obligations and duties as a Unit Owner. Any lease shall be in writing and provide that all of the provisions of this Declaration, and Bylaws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit to the same extent as against a Unit Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the Declaration of Condominium and Bylaws, and designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenant, which covenant shall be an essential element of any such lease or tenancy agreement.

**13. MAINTENANCE OF COMMUNITY INTERESTS**

Section 13.1 is hereby amended as follows:

13.1 Leases subject to approval. No Unit Owner may lease a Unit without the written consent of the Association except as hereinafter provided.

(a) Approval by Association. ~~When a lease term is in excess of six (6) months or is extended such that it results in a term of more than six (6) consecutive months the~~ The written approval of the Association ~~that~~ is required for the leasing of a Unit and shall be obtained in the following manner:

Section 13.3 is hereby deleted in its entirety and replaced with the following:

13.3 Exceptions. There shall be no exceptions to this section, except as provided by law.



The undersigned hereby certifies that by a two-thirds (2/3) vote of the Board of Directors of Paradise Pines RV Park Condominium Association, Inc., at a meeting of the Board of Directors held on the 14<sup>th</sup> day of March, 2017, duly called for the purpose, the Association corrected the scrivener's error in the Amendments to the Declaration by correcting the title of the 2009 Amendment to read the "Second Amendment to the Declaration of Condominium of Paradise Pines RV Park, a Condominium," and by correcting the title of the 2014 Amendment to read the "Third Amendment to the Declaration of Condominium of Paradise Pines RV Park, a Condominium," as shown in the corrected Amendments, attached hereto.

IN WITNESS WHEREOF, we have affixed our hands this 10<sup>th</sup> day of APRIL, 2017 at Pasco County, Florida.

WITNESSES

PARADISE PINES RV PARK  
CONDOMINIUM ASSOCIATION, INC.

Sign Taulanda Nasellari

By: Paul K Cook

Print TAULANDA NASELLARI

Print Name: PAUL K COOK

Sign Debra L. Nales

As: President Kathy D Weeks

Print Debra L. Nales

Secretary (Seal)  
Print Name: KATHRYN D. WEEKS

STATE OF FLORIDA )  
COUNTY OF PASCO )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2017, by Paul K Cook and Kathryn D Weeks as President and Secretary respectively, of Paradise Pines RV Park Condominium Association, Inc., a Florida nonprofit corporation, on behalf of the corporation.

Taulanda Nasellari  
Signature of Notary Public - State of Florida

TAULANDA NASELLARI  
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced driver license as Identification.



Taulanda Nasellari  
Notary Public  
State of Florida  
My Commission Expires 8-10-19  
Commission No. FF 908312