

Prepared by and Return To:  
Greenberg Nikoloff, P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAURA STREET  
TOWNHOMES OF CLEARWATER**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on April 26, 2023, by the affirmative vote of seventy-five (75%) percent of the Lot Owners present and voting of the meeting in which a quorum of the membership was present, the Declaration of Covenants, Conditions and Restrictions of Laura Street Townhomes of Clearwater, as originally recorded in O.R. Book 11326, Page 2247, et seq., Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions of Laura Street Townhomes of Clearwater."

IN WITNESS WHEREOF, LAURA STREET TOWNHOMES OF CLEARWATER HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 12 day of July, 2023.

LAURA STREET TOWNHOMES OF CLEARWATER  
HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Yulian Lo-Mudge, as Secretary  
Printed Name

By:

Janie Gibson, as President  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of July, 2023, by Janie Gibson, as President and Yulian Lo-Mudge, as Secretary, of LAURA STREET TOWNHOMES OF CLEARWATER HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced FL DL as identification.

Nancy Shepherd  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:



NANCY SHEPHERD  
Commission # HH 154405  
Expires August 15, 2025  
Bonded Thru Budget Notary Services

**SCHEDULE OF AMENDMENTS  
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
LAURA STREET TOWNHOMES OF CLEARWATER**

**ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS....**

1. Article III, Exterior Maintenance, of the Declaration shall be amended to add a new Section 7, to read as follows:

Section 7. The Association shall be responsible for preventative and active termite treatment (including, but not limited to, subterranean and dry-wood) both on the Lots/Residential Units and the interior of the residences, including tenting if necessary. The cost of such treatment shall be a common expense of the Association. If physical inspection of the residences or tenting of the buildings is necessary, all Owners shall promptly comply with the procedures set forth by the Association and its contractor to inspect, prepare and vacate the residences. Any Owner who fails to comply with said procedures after written demand from the Association regarding same shall be deemed to have consented to an injunctive proceeding in a court of competent jurisdiction in Pinellas County without the need for a pre-suit mediation demand pursuant to Florida Statutes. The prevailing party in any such action shall be entitled to an award of its attorneys' fees and costs from the other party.

2. Article V, Covenant for Maintenance Assessments, Section 2, Purpose of Assessments, paragraph a) of the Declaration shall be amended to read as follows:

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residence in the Properties and for the improvement and maintenance of the Common Area and of the units situated upon the Properties. The regular monthly assessments as determined by the Association shall include, but not be limited to, the following expenses:

a) Maintenance of the exterior of Residential Units, including roofs and termite treatment;