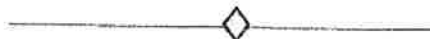


Stephan C. Nikoloff, Esq.*
Tiffany A. Grant, Esq.
Daniel J. Greenberg, Esq.

**also admitted in PA*

Joseph R. Cianfrone, Esq.
Of Counsel

**CIANFRONE, NIKOLOFF,
GRANT & GREENBERG, P.A.**
ATTORNEYS AT LAW



1964 Bayshore Blvd., Suite A
Dunedin, Florida 34698
(727) 738-1100
Fax (727) 733-0042
www.attorneyjoe.com
law@attorneyjoe.com
Tiffany@attorneyjoe.com

July 22, 2019

Board of Directors
Walsingham Apartments, Inc.
c/o Vanguard Management Group, Inc.
9300 N. 16th Street
Tampa, FL 33612

Re: Certificate of Amendment

Dear Board Members:

Enclosed please find the original amendment to the Declaration of Condominium, which was recorded at O.R. Book 20611, Pages 2699-2700, Public Records of Pinellas County, Florida.

A copy of the recorded document should be provided to all owners within Walsingham Apartments, Inc. and the original document placed with the Association's official records.

As always, it is a pleasure serving the Association. If you should have any questions, please feel free to contact the undersigned.

Sincerely,

Tiffany A. Grant, Esq.

TAG:dls
Enclosure

Z243360.43.2

PREPARED BY AND RETURN TO:
Cianfrone, Nikoloff, Grant & Greenberg, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, FL 34698

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2019220693 07/12/2019 03:16 PM
OFF REC BK: 20611 PG: 2689-2700
DocType:CONDO RECORDING: \$18.60

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
WALSINGHAM APARTMENTS, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on June 6, 2019, by the affirmative vote of two-thirds of the total number of units in the Condominium, the Declaration of Condominium for Walsingham Apartments, Inc., as recorded in O.R. Book 3551, Page 192, et seq. of the Public Records of Pinellas County, Florida, is hereby amended as follows:

The Declaration of Condominium for Walsingham Apartments, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium for Walsingham Apartments, Inc."

IN WITNESS WHEREOF, WALSINGHAM APARTMENTS, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 3rd day of July, 2019.

WALSINGHAM APARTMENTS, INC.

(Corporate Seal)

By: Thomas M. Deeks
Thomas M. DEEKS, President
Printed Name

ATTEST:

Susan D. Kadlec
Susan D. Kadlec, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 3rd day of July, 2019, personally appeared before me Thomas M. Deeks, as President, and Susan D. Kadlec, as Secretary, of Walsingham Apartments, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Stephanie L. Ikeler
NOTARY PUBLIC

My Commission Expires:

STEPHANIE L IKELER
NOTARY PUBLIC-STATE OF NEW YORK
01K6100795
Qualified in Wyoming County
My Commission Expires October 27, 2019

**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
WALSINGHAM APARTMENTS, INC.**

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

1. Section 12.(b), Nuisances, of the Declaration shall be amended to read as follows:

12.(b) Nuisances. No nuisances shall be allowed upon the condominium property which interferes with the peaceful enjoyment by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no garbage shall be allowed to accumulate, nor any fire hazard allowed to exist. The Condominium Building and surrounding Condominium Property shall be smoke free. Therefore, smoking, vaping, or any other manner of exhaling tobacco, marijuana or other carcinogens, or otherwise exposing persons to second-hand smoke or other known carcinogens, shall be considered a nuisance and as of the date of recording this amendment, smoking, vaping, or any other manner of exhaling tobacco, marijuana or other carcinogens shall not be permitted in or around the Condominium Building or surrounding Condominium Property. Further, only those Unit Owners who own Units as of the date of recording this amendment shall be allowed to continue smoking or vaping inside their Unit but not outside of the Unit. Owners who are allowed to continue smoking inside their Unit shall take all measures to prevent smoke from venting into adjacent Units. Once title to the Unit is transferred to other parties, or the current Owners vacate the Unit, that Unit shall become a non-smoking Unit.

ES _____

AMT _____
AT _____
10.50
_____ 2.00
_____ 2.50

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
WALSINGHAM APARTMENTS, INC.,
A CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members of Walsingham Apartments Inc., held on October 19, 2003, the results of a ballot vote of not less than two thirds (2/3) of the entire membership of the Association and after formal proposal which was duly motioned and seconded, the Declaration of Condominium of Walsingham Apartments, Inc., a Condominium, as originally recorded in O.R. 3551, Page 192, Public Records of Pinellas County, Florida, was and the same is hereby amended as follows:

1. Paragraph 10 subparagraph 10 (d) of the Declaration is amended to read as follows:

10 (d) In addition to all other provisions contained herein, all repairs and replacement costs in connection with the outside doors and windows appurtenant to the apartments shall be deemed a ~~common expense~~ the responsibility of the respective owner subject to standards set by the Association

IN WITNESS WHEREOF, WALSINGHAM APARTMENTS, INC. has caused this Certificate of Amendment to be executed by its President and Secretary respectively, in accordance with the authority hereinabove expressed this 20th day of October, 2003.

WALSINGHAM APARTMENTS INC.

ATTEST:

James Bland Secretary By Steve Ballantyne President

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn before me this 20 day of October 2003, by Steve Ballantyne and James Bland who signed in my presence and are personally known to me or provided drivers license as identification.



Teresa Flower
Notary Public

Prepared by:

Char Kelley, 14531 Walsingham Road Largo Florida 33774
#208

**From: Window/door Committee
To: Walsingham Board of Directors**

Final Draft: PROPOSALS FOR WINDOW/DOOR REPLACEMENT STANDARDS

THESE STANDARDS ARE SET TO ENSURE UNIFORMITY AND SAFETY FOR OUR BUILDINGS

ALL REPLACEMENTS FOR DOORS AND WINDOWS MUST BE APPROVED IN WRITING BY THE BOARD PRIOR TO INSTALLATION

EACH OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIRS AND/OR REPLACEMENT OF ANY DOOR OR WINDOW-THE EXTERIOR OF THE BUILDING MUST BE REFINISHED TO THE ORIGINAL APPEARANCE

WINDOWS— Any window replaced:

- Must be installed by a licenced contractor**
- Must meet the Florida 2003 building code requirement**
- Must be white in color and have either vinyl or aluminum cladding**
- The front facing windows must contain the 12 inch grids as per existing windows**
- The front window must be of the type single/double hung and cannot open outward No Bay type or Crank-out windows are permitted**
- Only Lo- E tinting of the windows is permitted**

DOORS

- The outside aluminum door must be white in color with grey/white screening**
- The interior main door must be solid, flat surfaced, white in color and have no windows A peep hole is permitted**
- The interior main door must meet the minimum requirements of the Florida 2003 Building Code**
- Handles etc must be uniform to the color of the building, door numbers should be the 3 inch horizontal type**