

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

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF RESTRICTIONS, LIMITATIONS, CONDITIONS AND
AGREEMENTS OF SUNSET REEF**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on December 10, 2024, by an instrument executed by Owners holding not less than two-thirds (2/3) of the voting interest of the membership, Declaration of Restrictions, Limitations, Conditions and Agreements of Sunset Reef, as originally recorded in O.R. Book 6980, Page 1653, et seq. and revitalized pursuant to that Notice of Revitalization of Restrictions for Sunset Reef, recorded in O.R. Book 22891, Page 280, et seq. and all in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Restrictions, Limitations, Conditions and Agreements of Sunset Reef, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Restrictions, Limitations, Conditions and Agreements of Sunset Reef."

IN WITNESS WHEREOF, Sunset Reef Homeowners Association, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this day of Dec 12, 2024.

SUNSET REEF HOMEOWNERS ASSOCIATION,
INC.

(Corporate Seal)

By:

Laura Algren
Laura Algren, as President

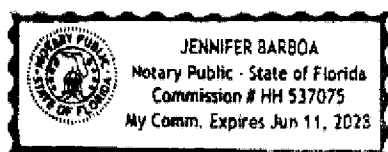
ATTEST:

Stephen R. Hendrickson
Stephen R. Hendrickson, as Director

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 December, 2024, by Laura Algren, as President and Stephen R. Hedrickson, as Director, of SUNSET REEF HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced FL Drivers license as identification.

My Commission Expires:



Jennifer Barboa
Notary Public
State of Florida at Large

**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF RESTRICTIONS, LIMITATIONS, CONDITIONS AND
AGREEMENTS OF SUNSET REEF**

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

1. Article V, Covenants for Maintenance Assessments, Section 2, Purpose of Assessments, shall be amended to add subparagraph (h), to read as follows:

(h) Any premiums incurred by the Association for the procurement of insurance pursuant to Article VI shall be attributable to the Lots in an amount equal to the interior square footage of the Unit, obtained from Pinellas County Public Record, as a fractional portion to the total square footage of the building in which the Unit is located, which shall serve as the denominator. Any such amount paid by the Association and attributable to insurance premiums shall be an assessment against the Lot, assessed and collectible as set forth in this Article V.

2. Article VI, Maintenance, Section 3, Insurance, paragraph (b), of the Declaration shall be amended to add a new sub-paragraph 5, Payment of Expenses After Casualty, to read as follows:

5. Payment of Expenses After Casualty. All Owners in the affected building must pay for those expenses incurred after a casualty event in the amount equal to the interior square footage of the Unit, obtained from Pinellas County Public Record, as a fractional portion to the total square footage of the building in which the Unit is located, which shall serve as the denominator. Any such amount necessary to be collected to pay such expenses shall be an assessment against the Lot collectible as any other assessment levied as set forth in Article V.