

TIERRA VERDE COMMUNITY ASSOCIATION, INC.

RESOLUTION 19-02

**UNIT 1 DECLARATION OF RESTRICTIONS & COVENANTS
AMENDMENT**

WHEREAS, the Board of Directors of the Tierra Verde Community Association, Inc. hereinafter referred to as the ("Association"), is empowered to govern the affairs of the Community Association pursuant to its By-Laws, Article II, §5. Powers;

And, **WHEREAS**, following a duly noticed meeting of the Board of Directors on December 10, 2018, a motion was made, seconded and approved to submit to the members a proposed amendment to the Restrictions with regard to limitations and restrictions for short-term rentals;

And **WHEREAS**, on January 16, 2019, a ballot was mailed to all members of the Association as of that date;

And **WHEREAS**, ballots were tabulated on February 20, 2019;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors has taken action to amend the current written Restrictions, as presented to the Association membership, receiving a 47.4% response from the membership, and wherein 84.8% of the response was in favor of the amendment, and where 10.6% of the membership was opposed to the amendment, and 4.7% was disqualified.

AND THEREFORE, Unit 1 Declaration of Restrictions & Covenants is amended, adding the attached document to be recorded in the Public Records of Pinellas County, Florida.

IN WITNESS THEREOF, on this 28 day of February, 2019.

Kelli Mathews, LCA
Witness Kelli Mathews, LCA

Dick Barcia
Witness Dick Barcia

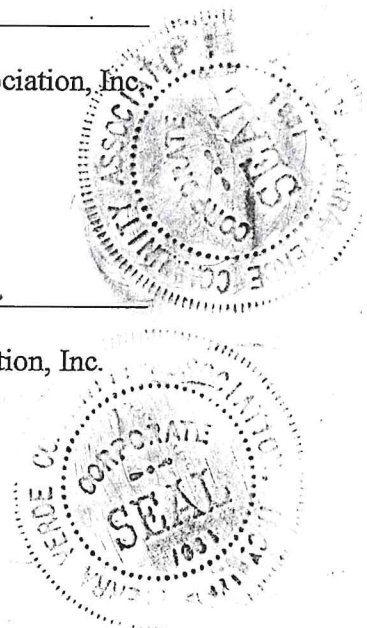
Kelli Mathews, LCA
Witness Kelli Mathews, LCA

Dick Barcia
Witness Dick Barcia

By: [Signature]
Jerry Frulio, President
Tierra Verde Community Association, Inc.

Geraldine Raja
Geraldine Raja, Secretary
Tierra Verde Community Association, Inc.

(Corporate Seal)



TIERRA VERDE COMMUNITY ASSOCIATION, INC.

UNIT 1 DECLARATION OF RESTRICTIONS & COVENANTS AMENDMENT

Unit 1 (Entrada, Monte Cristo, Pinellas Bayway, Sands Point)

3.01.8 No detached single-family dwelling shall be leased or rented for a duration of less than thirty (30) consecutive days. No detached single-family dwelling shall be marketed, advertised or held-out to the public for rent or lease for a duration of less than thirty (30) consecutive days. Any lease or rental agreement with a duration of less than thirty (30) consecutive days shall be deemed a "short-term rental." Short-term rentals are prohibited. This prohibition includes, without limitation, rentals of less than thirty (30) consecutive days as a bed and breakfast lodging or guest-house or inn or weekend rental or vacation or holiday rental or properties listed on websites or internet portals which list short-term rentals. This restriction regarding short-term rentals shall only apply to those properties within the area of Tierra Verde Community Association, Inc.'s geographical boundaries designated as Unit 1.

February 28, 2019

