

This Instrument Prepared by and Return to:

Anne M. Malley, Esq.

Address:

Anne M. Malley, P.A.
36739 State Road 52, Suit 213
Dade City, FL 33525

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SPACE ABOVE THIS LINE FOR RECORDING DATA

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF SUNNYBROOK I,
A CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on MARCH 9, 2017, 2017 by the affirmative vote of seventy-five percent (75%) of the unit owners present in person or by proxy, the Declaration of Condominium of Sunnybrook I, A Condominium as originally recorded in O.R. Book 1402 at Page 1636, et. Seq., in the Public Records of Pasco County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium of Sunnybrook I, A Condominium is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium of Sunnybrook I, A Condominium".

CONDOMINIUM PLATS PERTAINING HERETO ARE RECORDED AS FOLLOW IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:

SUNNYBROOK I, A CONDOMINIUM, PLAT BOOK 1, PAGES 82-86

IN WITNESS WHEREOF, Sunnybrook Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed, this 26 day of April, 2017.

**SUNNYBROOK CONDOMINIUM ASSOCIATION,
INC.**

(Corporate Seal)

By: Paul A. Bennett, Esq.
President

ATTEST:

Phyllis Galvin
Secretary VP

STATE OF FLORIDA
COUNTY OF PASCO

On this 26 day of April, 2017, personally appeared before me Paul Bennett, President, and Phyllis Galvin, Secretary, of Sunnybrook Homeowners' Association, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Vice President

Notary Public
State of Florida at Large:
My Commission Expires:



MARY ANN MYSZKOWI
MY COMMISSION # FF 0703
EXPIRES: November 13, 2017
Bonded Thru Budget Notary Services

SCHEDULE OF AMENDMENT
TO SUNNYBROOK I, A CONDOMINIUM

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

Article 20 B. (2.), of the Declaration of Condominium of Sunnybrook I, A Condominium, is amended to read as follows:

20 B. (2.) The Board shall be notified in writing of an intent to lease and/or renew an existing lease on such forms as it may require from time to time and the Association may charge an application fee up to the highest amount allowed by law as established by the Board of Directors from time to time and may run criminal and/or financial background, but shall not be obligated to do so. In connection with running criminal and/or financial background checks, the Association shall be entitled to any information necessary for same. The Board shall have the authority to consider the credit history, arrest history, history of compliance with rules and regulations or occupant violations of restrictions at other multi-family dwelling communities in considering whether to approve a proposed lease or rental, or to approve a lease renewal in conjunction with any other factors the Board deems to be relevant. The Board shall require a Security Deposit of \$250.00 for each approved lease to be collected from the Unit Owner as security for the faithful performance of the lease terms as well as the governing documents of the Association by the Unit owner's tenants, guests or invitees. The Security Deposit shall be held by the Association in a non-interest bearing account in a Florida Banking institution for the benefit of the unit owner. The Security deposit will be refunded to the unit owner upon the expiration of the lease term after inspection by the Board of Directors or its manager or designee that no damages to the common elements were suffered. In the event the Board of Directors, its manager or designee, finds that damages to the Common Elements resulted from the tenants, their guests or invitees, a notice of intent to impose a claim of the Security Deposit will be mailed to the Unit Owner at the address maintained in the Association's records. Any repairs to the common elements resulting from the acts or omissions of the Unit Owners tenants, guests or invitees, are the responsibility of the Unit owner and shall become a lien on the unit collectable in the same manner as assessments for common expenses, together with interest at the highest allowable legal rate, attorney fees and costs. The Board of Directors may adopt or amend review criteria and policies and procedures from time to time to standardize review procedures and disqualifications of proposed tenants.