

Rec. #44.00

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INST# 2023284121 11/06/2023 02:20 PM  
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This Instrument Prepared  
By and Return to:  
Joseph M. Murphy, Esquire  
DeLoach, Hofstra & Cavanis, P.A.  
8640 Seminole Blvd.  
Seminole, FL 33772  
#6566.38221 Tamarac By-The-Gulf, Inc.

**CERTIFICATE OF AMENDMENT  
TO AMENDED AND RESTATED USE AND BUILDING RESTRICTIONS  
OF TAMARAC BY-THE-GULF, INC.**

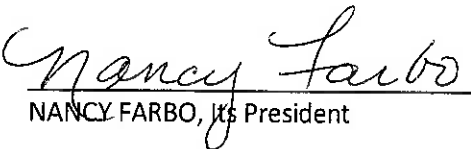
THIS IS TO CERTIFY THAT:

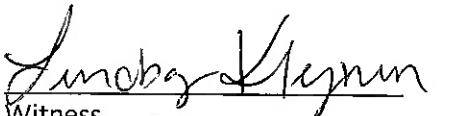
1. The Amended and Restated Use and Building Restrictions of Tamarac By-The-Gulf, Inc., is recorded in O.R. Book 11877, Pages 1180, et seq., Public Records of Pinellas County, Florida.
2. The Plat pertaining to Tamarac By-The-Gulf is recorded in Plat Book 63, Pages 12 and 13, Public Records of Pinellas County, Florida.
3. The plat for Tamarac By-The-Gulf First Addition is recorded in Plat Book 63, Page 57, Public Records of Pinellas County, Florida.
4. The plat for Tamarac By-The-Gulf Second Addition is recorded in Plat Book 63, Pages 74 and 75, Public Records of Pinellas County, Florida.
5. The plat for Tamarac By-The-Gulf Third Addition is recorded in Plat Book 64, Page 28, Public Records of Pinellas County, Florida.
6. The attached Resolutions Nos. 2023-01 and 2023-02 were duly adopted by the Board of Directors of TAMARAC BY-THE-GULF, INC., at a meeting duly held on October 16, 2023, in accordance with the requirements of the Amended and Restated Use and Building Restrictions for Tamarac By-The-Gulf, Inc., Tamarac By-The-Gulf First Addition, Tamarac By-The-Gulf Second Addition, and Tamarac By-The-Gulf Third Addition.

Executed at Pinellas County, Florida, on this 2<sup>nd</sup> day of November, 2023.

TAMARAC BY-THE-GULF, INC.

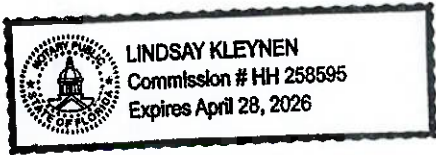
  
Witness Landri Schmidt

By:   
NANCY FARBO, Its President

  
Witness  
**Lindsay Kleynen**

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2023, by NANCY FARBO, as President of TAMARAC BY-THE-GULF, INC., a Florida non-profit corporation, on behalf of the corporation. She is personally known to me or have produced FL DL as identification.



Lindsay Kleynen  
(Signature of Notary)

(Name of notary, printed or stamped)

Notary Public

(Serial Number, if any)

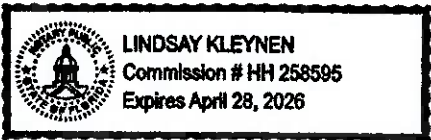
Patricia Robinson  
Witness Patricia Robinson

Attest: Christine Sewell-Cooney  
CHRISTINE SEWELL-COONEY,  
Its Secretary

Lindsay Kleynen  
Witness Lindsay Kleynen

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2023, by CHRISTINE SEWELL-COONEY, as Secretary of TAMARAC BY-THE-GULF, INC., a Florida non-profit corporation, on behalf of the corporation. She is personally known to me or have produced FL DL as identification.



Lindsay Kleynen  
(Signature of Notary)

(Name of notary, printed or stamped)

Notary Public

(Serial Number, if any)

**RESOLUTION NO. 2023-02 AMENDING THE  
BY-LAWS OF TAMARAC BY-THE-GULF, INC.**

1. RESOLVED, THAT ARTICLE IX, SECTION 1.i. is hereby added to the By-Laws of Tamarac By-The-Gulf, Inc., to read as follows:

i. To convey an interest in and to common use property held by the Association by way of an easement upon an affirmative two-thirds (2/3) vote of the membership in favor thereof.

2. RESOLVED, THAT, the remaining terms, provisions, and conditions of the By-Laws are hereby ratified, confirmed, and approved.

Dated: November 2, 2023.

TAMARAC BY-THE-GULF INC.

By: Nancy Farbo  
NANCY FARBO, President

Attest: Christine Sewell-Cooney  
CHRISTINE SEWELL-COONEY, Secretary

2. RESOLVED, THAT, the remaining terms, provisions, and conditions of the By-Laws are hereby ratified, confirmed, and approved.

Dated: November 2, 2023.

TAMARAC BY-THE-GULF INC.

By: Nancy Farbo  
NANCY FARBO, President

Attest: Christine Sewell-Cooney  
CHRISTINE SEWELL-COONEY, Secretary

**RESOLUTION NO. 2023-01 AMENDING THE TAMARAC BY-THE-GULF, INC.  
AMENDED AND RESTATED USE AND BUILDING RESTRICTIONS**

1. RESOLVED, THAT PARAGRAPH 16 of the Tamarac By-The-Gulf, Inc.'s Amended and Restated Use and Building Restrictions, which currently reads as follows:

**16. RESERVATIONS** The Association reserves unto itself title to all easements, streets and right-of-way and obligates itself to maintain such easements, streets and right-of-way in a condition in keeping with the general nature and character of the Subdivision and the restrictions hereinunder shall in no way appertain to such reserved portions of the Subdivision. However, in the event that any of such streets or all of same become dedicated to the public under circumstances where a governmental authority would assume responsibility for such maintenance of streets, then and in such event, the Association shall thereafter be relieved of its obligation to maintain such easements, streets and right-of-way.

is hereby amended to read as follows:

**16. RESERVATIONS** The Association reserves unto itself title to all easements, streets and right-of-way and obligates itself to maintain such easements, streets and right-of-way in a condition in keeping with the general nature and character of the Subdivision and the restrictions hereinunder shall in no way appertain to such reserved portions of the Subdivision. The Association further reserves unto itself the right and power to convey an interest in and to all easements, streets and rights-of-way, to which title is held by the Association, by way of an easement, or otherwise, upon an affirmative two-thirds (2/3) vote of the membership in favor thereof. However, in the event that any of such streets or all of same become dedicated to the public under circumstances where a governmental authority would assume responsibility for such maintenance of streets, then and in such event, the Association shall thereafter be relieved of its obligation to maintain such easements, streets and right-of-way.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 9<sup>th</sup> day of November, 2023.

Witnesses:

TAMARAC-BY-THE-GULF, INC.  
a Florida corporation

Mariana Holden  
(Witness #1)  
Printed Name Mariana Holden

Nancy Farbo  
Nancy Farbo - President

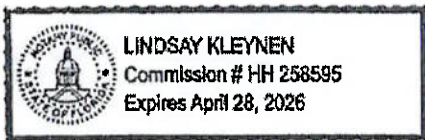
Lindsay Kleynen  
(Witness #2)  
Printed Name Lindsay Kleynen

Grantor(s) Mailing Address:

901 N Hercules Ave  
Clearwater, FL 33765

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of November, 2023 by Nancy Farbo, President, of TAMARAC-BY-THE-GULF, INC., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced FLDL as identification.



Notary Public: Lindsay Kleynen  
Printed/Typed Name: Lindsay Kleynen  
Commission Expires: \_\_\_\_\_

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

For Grantee's Internal Use:

Work Order #: 20004220, 20004221, 20004222, 20004229, 20004231, 20004233, 20004237