

MERIDIAN ON SAND KEY OWNER'S ASSOCIATION, INC.

June, 2019

Dear Residents:

On January 14, 2019, the Meridian Membership voted and approved the attached Amendments to the Declaration of Meridian on Sand Key, a Condominium, which was electronically recorded on February 14, 2019, at Official Records Book 20430, Pages 2143 through 2146, in the public records of Pinellas County, Florida. These amendments are part of the official documents for the Association. Please place these important documents with your current association documents and put them in a safe place.

Please feel free to contact me should you have any comments or questions regarding this matter.

Sincerely,

BY ORDER OF THE BOARD OF DIRECTORS

Peggy S. Buss, LCAM
Association Manager
MERIDIAN ON SAND KEY



1200 Gulf Boulevard, Clearwater, Florida 33767

Management: (727) 593-3932

Fax: (727) 593-7753

Concierge: (727) 593-7433

Certificate prepared by and return to:
Monique E. Parker, Esq.
Rabin Parker, P.A.
28059 U.S. 19 North, Suite 301
Clearwater, Florida 33761

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF MERIDIAN ON SAND KEY, A CONDOMINIUM

I hereby certify that at a duly called meeting of the members of Meridian on Sand Key Owner's Association, Inc., held on January 14, 2019, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendments attached hereto as EXHIBIT A, were duly adopted by the membership. The Declaration of Meridian on Sand Key, a Condominium was originally recorded in Official Records Book 10907, Page 2589, and subsequently amended, within the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, the Meridian on Sand Key Owner's Association, Inc., has caused this instrument to be signed by its duly authorized officer on this 5th day of February, 2019.

Else R. Siegl
(Signature of Witness #1)
ELSE R. SIEGL
(Printed Name of Witness #1)
Patrick Steele
(Signature of Witness #2)
Patrick Steele
(Printed Name of Witness #2)

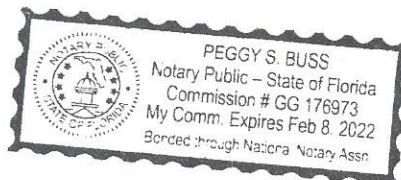
MERIDIAN ON SAND KEY OWNER'S
ASSOCIATION, INC.

By: Owen W. Gregg
(Signature)
Owen W. Gregg
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 5th day of February, 2019, by Owen W. Gregg as president of Meridian on Sand Key Owner's Association, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Peggy S. Buss
Notary Public/State of Florida
My commission expires:



ADOPTED AMENDMENTS TO THE
DECLARATION OF MERIDIAN ON SAND KEY, A CONDOMINIUM

The following are adopted amendments to the Declaration of Meridian on Sand Key, a Condominium, originally recorded in Official Records Book 10907, Pages 2589 et seq., within the Public Records of Pinellas County, Florida, and as subsequently amended.

NOTE: New wording is underlined, deleted wording is ~~stricken through~~, *** indicates omitted text.

ITEM 1: Section 7, Paragraph 7.1(b) of the Declaration is amended to add a new subsection (b) (5) which reads as follows:

7. Maintenance and repairs.

7.1 Units and Limited Common Elements.

(b) Maintenance, repair, and replacement of, in, or to limited common element terraces appurtenant to any unit shall be performed as follows:

(5) Anytime there is a need to replace more than ten percent (10.0%) of the tiles on any limited common element terrace, the unit owner must replace all of the tiles on the terrace, and the waterproof membrane below the tiles at such time. The tile and waterproof membrane must conform to the product specifications and installation guidelines adopted by the Association from time to time, and such specifications and guidelines must be provided to each contractor working on the terrace. Prior to installation of the new waterproof membrane the unit owner shall notify the Association, and shall permit the Association to inspect the condition of the concrete slab.

ITEM 2: Section 7, Paragraph 7.3 of the Declaration is amended to add a new subsection (c) which reads as follows:

7. Maintenance and repairs.

7.3 Specific Unit Owner Responsibility.

(c) Whenever a unit owner replaces the hot water heater within a unit, the PVC shut off valve at the main water supply to the unit must be replaced with a brass valve.

ITEM 3: Section 7, Paragraph 7.3 of the Declaration is amended to add a new subsection (d) which reads as follows:

7. Maintenance and repairs.

7.3 Specific Unit Owner Responsibility.

(d) Whenever an air conditioning compressor is replaced, unit owners are required to install approved anchoring straps to properly attach the compressor to the supporting frame. The installation and anchoring straps must conform to the product specifications and installation guidelines adopted by the Association from time to time, and such specifications and guidelines must be provided to each contractor.

ITEM 4: Section 7, Paragraph 7.3 of the Declaration is amended to add a new subsection (e) which reads as follows:

7. Maintenance and repairs.

7.3 Specific Unit Owner Responsibility.

(e) Unit owners must maintain unit sprinklers and sprinkler caps in accordance with Fire Code requirements. Sprinklers and sprinkler caps can never be painted or obstructed in such a manner that will impede the proper function of sprinklers.

ITEM 5: Section 11, Paragraph 11.1(a) of the Declaration is amended to read as follows:

11. Operation of the Condominium by the Association; Powers and Duties.

11.1 Powers and Duties. The Association shall be the entity responsible for the operation of the Condominium. The powers and duties of the Association shall include those set forth in the By-Laws and Articles of Incorporation of the Association (respectively, Exhibits "4" and "5" annexed hereto), as amended from time to time. In addition, the Association shall have all the powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including, without limitation:

- (a) The irrevocable right to have access to each Unit and its Limited Common elements from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements therein or performing extermination services, or at any time and by force, if necessary, for Emergency Health Care Needs or making emergency repairs therein necessary to prevent damage to the Common Elements or to any other Unit or Units. All unit owners must provide the Meridian Manager with an access key to the unit entry door, and no locks or other devices may be placed on the interior of the entry door that would prohibit access. In the event a key is not provided to the Association or an interior device limits access to the unit, the Association may force entry to the unit or engage the services of a locksmith to gain entry and the cost of such service or any repairs to the common area or owner's unit shall be the responsibility of the offending owner of the unit, and may be collected in the same manner as regular assessments.

END OF ADOPTED AMENDMENTS