I#: 2026029568 BK: 23441 PG: 2429, 02/04/2026 at 10:55 AM, RECORDING 4 PAGES $35.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk105364

Prepared by and return to:
Monique E. Parker, Esq.
Rabin Parker Gurley, P.A.
2653 McCormick Drive
Clearwater, Florida 33759

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

I hereby certify, in accordance with the requirements of the applicable Florida Statutes and the governing documents of the Association, the Declaration of Meridian on Sand Key, A Condominium, was amended at a duly called meeting of the members of the Meridian on Sand Key Owner's Association, Inc., on January 16, 2024. The Declaration of Meridian on Sand Key, A Condominium was originally recorded in Official Records Book 10907, Page 2589, Pinellas County, Florida, and subsequently amended. The adopted amendment is attached hereto.

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 28 day of JANUARY, 2026.

Ryan M. Osburn
(Signature of Witness #1)
RYAN M. OSBURN
(Printed Name of Witness #1)
3778 36th AVE N, ST. PETERSBURG FL
(Address of Witness #1)

Carolyn Cavallaro Veitre
(Signature of Witness #2)
Carolyn Cavallaro Veitre
(Printed Name of Witness #2)
700 Star Key Rd #326 Largo, FL. 33771
(Address of Witness #1)

MERIDIAN ON SAND KEY OWNER'S ASSOCIATION, INC.

By: _____
(Signature)

DAVID CHALSON, PRESIDENT
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of JANUARY 2026, by DAVID CHALSON, as PRESIDENT of the Meridian on Sand Key Owner's Association, Inc., on behalf of the corporation, and [✓] is personally known to me or [ ] has produced N/A as identification.

Ryan M. Osburn
NOTARY PUBLIC - State of Florida at Large
My Commission Expires:

RYAN M. OSBURN
Notary Public - State of Florida
Commission #HH500033
My Comm. Expires March 5, 2028

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

The following is an adopted amendment to the Declaration of Meridian on Sand Key, A Condominium, recorded in Official Records Book 10907, Page 2589 et seq., Public Records of Pinellas County, Florida, and as subsequently amended.

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

Section 18.1 of the Declaration is hereby amended to read as follows:

***

18. Selling, Leasing and Mortgaging of Units. Units may be made subject to mortgages without restrictions, but sales and leases thereof shall be subject to the provisions of this Section 18.

18.1 Board Approval. There shall be no sale, lease or transfer of interest, legal or beneficial, nor transfer of possession of a Unit without the prior written approval of the Board of Directors of the Association. In the event of leasing of Units, the Board shall have the right to require that a substantially uniform form of lease be used. No portion of a Unit (other than an entire Unit) may be rented. All leases shall provide (or be automatically deemed to provide, absent an express statement) that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation, By-Laws, and Rules and Regulations of the Association. In order to ensure a community of congenial residents and thus protect the value of the units, the following restrictions shall also apply:

(a) No lease shall be valid or approved for a term of less than ninety (90) days. Vacation rentals (including, but without limitation, any rentals and/or advertising though Airbnb, VRBO, and similar websites etc.) are strictly prohibited. No online marketing or advertising for the lease of a unit may list availability of the unit for a period of less than the required minimum lease term of ninety (90) days.

(b) Once a lease has been approved by the Board of Directors, the unit may not be leased to any other tenant(s) other than the approved tenant for a period of 365 days from the date of commencement of such lease regardless of the term of the lease. Once such lease term has expired, or the approved tenant(s) have vacated the unit for any reason, the unit may only be occupied by the unit owner (and/or such owner's immediate family members) until the 365 day period has expired. This restriction shall only apply to owners who take title to a unit after the effective date of this amendment.

(c) Regardless of whether or not expressed in the applicable lease, the Unit Owner shall be jointly and severally liable to the Association for the acts and omissions of his or her tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration, the Articles, By-Laws and of any and all rules and regulations of the Association.

(d) The provisions of this Section 18.1 shall not apply to a transfer or purchase by Institutional First Mortgagees which acquire title as a result of their mortgage lien on the Unit, regardless of whether the title is acquired by deed from the mortgagor or through foreclosure proceedings; nor shall this Section 18.1 require approval of a purchaser who acquires title to a Unit at a duly advertised public sale, with open bidding provided by law, including but not limited to an execution sale, a foreclosure sale, a judicial or a tax sale.

(e) No fee shall be charged by the Association in connection with the transfer or lease of a unit ~~approval~~ which is in excess of the fee permitted under the Act, from time to time. However, all prospective tenant(s) are required to place a security deposit, in an amount equivalent to one month of rent, into an escrow account maintained by the Association. The security deposit shall protect against damage to the common elements or association property.

(f) Any Unit Owner desiring to sell, lease or deliver possession of a Unit shall submit to the Board an application for approval, which application shall be in writing and in a form approved by the Association, and shall provide the name, address, and telephone number of the desired purchaser or tenant, the names of all intended occupants of the Unit, together with such other information as the Board may reasonably require. The Board must either approve or disapprove the request within ten (10) days after its receipt of the request or such supplemental information as it may reasonably require. If a sale is approved, a Certificate of Approval shall be executed by the Association. If a lease is approved, a written notice of approval will be provided by the Association. No subleasing, assignment of a lease, or any change in occupancy (including the addition of any occupants after the original lease is approved) is permitted without further application and approval from the Board of Directors. The Board's failure to give the Unit Owner the Certificate of Approval or written notice of approval, or written notice of disapproval within the ten (10) day period shall be deemed to be the Board's consent to the same. Reasons for potential disapproval of a transfer or lease include, without limitation:

1. A prior criminal record, which indicates a potential threat to the health, safety, or welfare of the community, including any pleas of no contest.

2. A history evidencing actions which indicate a disregard for, or indifference concerning, rules and regulations associated with community living.

3. Providing untimely, false, or incomplete information in connection with the application.

4. Delinquent monetary obligations owed to the Association.

(g) Disapproval. If a proposed transfer or lease is disapproved by the Association, the unit owner shall be advised in writing and the transfer or lease shall not be made. The Association has neither the duty to purchase or lease such unit, nor to provide an alternate purchaser or tenant, nor assumes any responsibility for the denial of a transfer or lease.

END OF ADOPTED AMENDMENT