

June 3, 2025

FIRST CLASS MAIL

COPY VIA EMAIL TO: SVignery@ameritechmail.com

Island Point, Inc., No. 1, a Condominium
Board of Directors
c/o AmeriTech Community Management
6415 1st Avenue South
St. Petersburg FL 33707

RE: Certificate of Amendment to the Declaration of Condominium

Dear Board of Directors:

Enclosed please find the Certificate of Amendment to the Declaration of Condominium of Neighborhood E Homeowners' Association, Inc., which amendment was recorded in the Public Records of Pinellas County on May 27, 2025, at Official Records Book 23174, Pages 979-980. Please keep this certificate with the Association's Official Records. **Please also distribute a complete copy thereof to each unit owner.**

Please let me know if you have questions about the enclosure, or if I can be of further assistance.

Very truly yours,



Anne M. Hathorn, Esq.
For the Firm

AMH/cbt

Enclosure

Prepared By and Return To:
Anne M. Hathorn, Esq.
Anne Hathorn Legal Services, LLC
150 2nd Ave. N., Suite 1270
St. Petersburg, FL 33701

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2025151707 05/27/2025 10:39 AM
OFF REC BK: 23174 PG: 979-980
DocType: CONDO RECORDING: \$18.50

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP OF ISLAND POINT, INC., NO. 1, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendment to the Declaration of Condominium Ownership of Island Point, Inc., No. 1, a Condominium, as originally recorded in Official Records Book 3958, Page 413, et seq., of the Public Records of Pinellas County, Florida, was duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting held on February 24, 2025.

IN WITNESS WHEREOF, we have affixed our hands this 13th day of May, 2025, in Pinellas County, Florida.

WITNESSES:

ISLAND POINT, INC., NO. 1, A
CONDOMINIUM

Printed Name: DAVID A. Espino

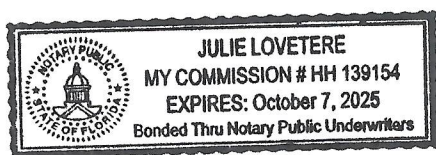
By: Karel Rolli President
KAREL ROLLI, PRESIDENT

Printed Name: Ann Sheppley

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13 day of May, 2025, by Karel Rolli, as President of Island Point, Inc., No. 1, a Condominium, a Florida not-for-profit corporation. He is personally known to me or has produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 13 day of May, 2025.



Julie Lovetere
Notary Public, State of Florida at Large
My Commission Expires: 10/7/25

**ADOPTED AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP OF ISLAND POINT, INC., NO. 1, A CONDOMINIUM**

Adopted amendment to Paragraph 15 of the Declaration of Condominium Ownership of Island Point, Inc., No. 1, a Condominium, to read as follows:

15. MAINTENANCE: The responsibility for the maintenance of the condominium units and parcels as it may apply hereafter, ~~with the exception of those responsibilities for management as provided for by the Association with POINT MAINTENANCE CO., INC., in accordance with the said Maintenance Agreement attached as Exhibit "B,"~~ shall be as follows:

...
(b) BY THE CONDOMINIUM PARCEL OWNER: The responsibility of the condominium parcel owner, ~~with the exception of those responsibilities for management as provided for by the Association with POINT MAINTENANCE CO., INC., in accordance with the said Maintenance Agreement attached as Exhibit "B,"~~ shall be as follows:

...
(5) Maintenance, repair and replacement of all windows serving the unit, including all frames, hardware, locking mechanisms, and seals for such windows. This responsibility includes, but is not limited to, repair or replacement of broken glass, leaks, seals between the window frames and cement; and replacement of windows as needed, or if replacement is recommended in writing by an engineer licensed in Florida as required by law. In the event that the condominium parcel owner fails or refuses to comply with such obligations, after notice from the Association and reasonable time to do so, the Association or its agent shall have the right, but not the obligation, to access the unit to effectuate the necessary maintenance, repair or replacement, and to assess the condominium parcel owner for such expenses, as further provided in Paragraph 16 of this Declaration.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; DELETED LANGUAGE INDICATED BY STRIKE-THROUGHS; UNAFFECTED TEXT INDICATED BY

“ ”
...