

**THIRD AMENDMENT OF THE DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS OF  
VILLAS OF BONNIE BAY HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that the Declaration of Covenants, Conditions, and Restrictions of the VILLAS OF BONNIE BAY HOMEOWNERS ASSOCIATION, INC., as recorded in Official Records Book 4901, Page 306, et seq., and as amended in Official Records Book 4964, Page 723, and amended in Official Records Book 5015, Page 1767, and amended in Official Records Book 5093, Page 985, and amended in Official Records Book 5164, Page 1666, and further amended in the Official Records Book 10750, Page 857, and further amended in the Official Records Book 22621, Page 2682, all of said documents being recorded in the Public Records of Pinellas County, Florida, is hereby amended by the Board of Directors of the Association, along with the affirmative vote of at least a majority of the members present, in person or by proxy, at a duly called meeting of the members convened on April 16, 2024; and

WHEREAS, the Association desires to comply with Chapter 720 of the Florida Statutes as it may be amended from time to time, said Declaration shall be amended as follows, those matters deleted will have a ~~strikeout~~ and those matters being added shall be underlined:

Article VIII, Section 1, shall be amended to added an entirely new Sub-section (l) to read as follows:

(l) No owner shall be permitted to own more than two (2) Lots, Homes, and/ or Residences at any given time. For purposes of this restriction, the term "owner" shall include a single individual, any trust for which said individual is the beneficiary or grantor, any fictitious entity in which said individual holds a beneficial interest, any partnership in which said individual has an ownership interest, and a spouse or other significant other of said owner. Any owner holding title to more than two (2) Lots, Homes and/or Residences at the time of recording this amendment shall be grandfathered in as to those Lots, Homes and/or Residences owned but shall not be entitled to acquire any more Lots, Homes and/ or Residences until such time as the acquisition would not be in violation of this limitation on the number of Lots that may be owned by a single individual.

Article VIII, Section 1, is amended by adding an entirely new Sub-section (m) to read as follows:

(m) No owner may lease his or her Lot during the first twenty-four (24) months of ownership. The time period shall run for two years from the date of acquisition and the date of acquisition shall be the date the instrument of conveyance (such as a deed) is recorded in the Public Records of Pinellas County, Florida. For purposes of this restriction, any occupancy in the absence of the record owner shall be deemed a lease. Under no circumstances may a Lot be used for Airbnb, VRBO, bed and breakfast, or other type of short term rentals and no owner shall advertise or allow to be advertised the lot on any such website. Any advertisement of the Lot for rent on any such or similar website shall be a violation of this restriction.

Article VIII, Section 1, is amended by adding an entirely new Sub-section (n) to read as follows:

(n) No Lot may be rented for a term of less than six (6) months and no owner may lease a Lot more than two (2) times in any given twelve (12) month period unless the Board grants a hardship exception. Only entire Lots may be rented; no individual rooms or portions of a Lot may be rented.

IN WITNESS WHEREOF, the undersigned herein to set its hand and seal as of this 17<sup>th</sup> day of April, 2024.

VILLAS OF BONNIE BAY HOMEOWNERS ASSOCIATION, INC.

By: Sandra Berger  
Printed Name: SANDRA BERGER  
As Its President

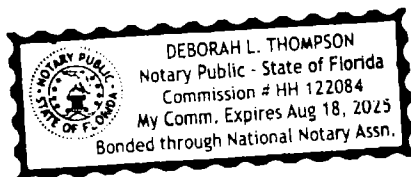
Attest: By: Heather Blankenship  
Printed Name: Heather Blankenship  
As Its Secretary

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by SANDRA BERGER, as President and

HEATHER BLANKENSHIP, as Secretary of VILLAS OF BONNIE BAY HOMEOWNERS ASSOCIATION, INC, a Florida not-for-profit corporation, on behalf of the corporation, on this 17<sup>th</sup> day of April, 2024.

Deborah L. Thompson  
NOTARY PUBLIC, State of Florida



Print, Type or Stamp Name of Notary  
 Personally known to me, or  
 Produced identification  
Type of identification produced: