

Prepared by/Return to;
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File No. 9000

KEN BURKE, CLERK OF COURT
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**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
ROTHMOOR ESTATES CONDOMINIUM**

NOTICE IS HEREBY GIVEN that the Declaration of Condominium of ROTHMOOR ESTATES CONDOMINIUM, as originally recorded in O.R. Book 4885, pages 845 through 920, of the Public Records of Pinellas County, Florida, was amended by approval of not less than seventy-five (75%) percent of the votes of the members of the Association, at the Special Meeting of the members originally convened on May 26, 2026 and reconvened on August 17, 2026, as required for amendment of said Declaration, as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to the Declaration of Condominium to be signed in its name by its officers, on this 28 day of August, 2026.

Signed in the Presence of
Two (2) Witnesses:

ROTHMOOR ESTATES CONDOMINIUM
ASSOCIATION, INC.

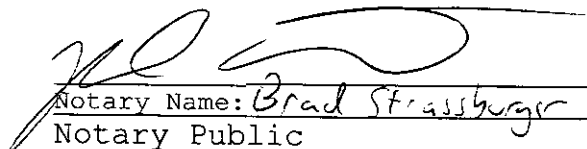
Wit. 1 Sign: Carolyn Sadoris
Print Name: CAROLYN SADORIS
Address: 421 E. WARWICK RD
PALATKA, FL 32909

By: Patricia A. Bednarski
Patricia A. Bednarski,
President
305 Mindy Drive
Largo, FL 33771

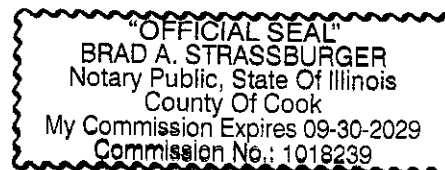
Wit. 2 Sign: Brian Strassburger
Print Name: Brian Strassburger
Address: 721 S. QUENTIN RD
PALATKA, FL 32909

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing Certificate of Amendment was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2026, by PATRICIA A. BEDNARSKI, as President of ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit. She ☐ is personally known to me or ☒ produced Illinois Driver's License as identification and did not take an oath.


Notary Name: Brad Strassburger
Notary Public

My Commission Expires: 9/30/2029



Signed in the Presence of
Two (2) Witnesses:

ROTHMOOR ESTATES CONDOMINIUM
ASSOCIATION, INC.

Wit. 1 Sign:

Print Name: Daniel F. Kingsbury

Address: 2567 Estancia Blvd
Clearwater FL 33761

Wit. 2 Sign:

Print Name: Aneliese O. Gonzalez

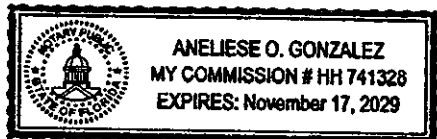
Address: 300 Leeward Rd
Larson Springs, FL 34689

By:

Pamela A. Anderson
Pamela A. Anderson,
Vice-President
908 Cara Drive
Largo, FL 33771

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing Certificate of Amendment was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of September, 2026, by PAMELA A. ANDERSON, as Vice-President of ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit. She ☐ is personally known to me or ☒ produced DL as identification and did not take an oath.



Aneliese O. Gonzalez
Notary Name: Aneliese O. Gonzalez
Notary Public
My Commission Expires: 11/17/29

Signed in the Presence of
Two (2) Witnesses:

ROTHMOOR ESTATES CONDOMINIUM
ASSOCIATION, INC.

Wit. 1 Sign: Lorie M. Johnson
Print Name: Lorie M. Johnson
Address: 101 Sea Lavender Lane
Summerville, S.C.

Wit. 2 Sign: [Signature]
Print Name: Payton Sharpe
Address: 201 S Main St
Summerville, SC 29483

By: Roland L. Doran
Roland L. Doran,
Secretary and Treasurer
1304 Cara Drive
Largo, FL 33771

STATE OF SOUTH CAROLINA)
COUNTY OF Dorchester)

The foregoing Certificate of Amendment was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2026, by ROLAND L. DORAN, as Secretary and Treasurer of ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit. He ☐ is personally known to me or ☒ produced FL Drivers License as identification and did not take an oath.

[Signature]
Notary Name: Payton Sharpe
Notary Public
My Commission Expires: 09/08/2033

PAYTON SHARPE
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 09-08-33

EXHIBIT "A"

I. Subparagraph C of Paragraph 9.1 and subparagraph B of Paragraph 9.2 of the Declaration is amended to read as follows:

9. MAINTENANCE, ALTERATION AND IMPROVEMENT.
Responsibility for the maintenance of the Condominium Property, and restrictions upon the alteration and improvement thereof shall be as follows:

9.1 Apartments.

* * * * *

C. Alteration and Improvement. Neither an Owner nor the Association shall make any alterations in the portions of an Apartment or Apartment Building which are to be maintained by the Association, or remove any portion thereof, or make any additions thereto, or do anything which would jeopardize the safety or soundness of a particular Apartment Building or increase the cost of maintenance or impair any easement, without first obtaining approval in writing of the Board of Directors of the Association.

(1) The Owner shall, in writing, apply to the Association Board of Directors for approval of the planned installation. Accompanying said application shall be a detailed copy of the plans and specifications for the installation or construction, a copy of the proposed contract between the ~~unit~~ Owner and the contractor and written evidence that the contractor is a licensed and insured contractor.

(2) Use by the Owner of exposed wood or wood source products is prohibited on an Apartment or on an enclosure or other feature placed on the limited common element area at the rear of an Apartment described in Paragraph 5.2 A; provided, however, that exposed wood or wood source products may be used by the Association on the common elements, as determined by the Board.

(3) Proposed installation or construction shall not extend beyond the dimensions described in Paragraph 5.2 A.

(4) All costs related to the installation or construction shall be the expense of the Owner alone and shall not be assessed nor collected as a common expense.

(5) The Owner is responsible for any damage to common elements resulting from said installation or construction.

9.2 Common Elements.

* * * * *

B. Material Alteration or Substantial Addition.

(1) There shall be no material alteration or substantial addition to the common elements without prior approval by not less than seventy-five percent (75%) of all Members of the Association, voting in person or by proxy at any meeting of the Members duly called for such purpose pursuant to the By-Laws. There shall be no change in the shares and rights of an Owner in the common elements which are altered or subject to substantial addition.

(2) This paragraph shall not apply to any repairs, replacements or reconstruction made to the common elements caused by casualty. In addition, this paragraph shall not apply to any replacement of fences located on the common elements. Such repairs, replacements and reconstruction caused by casualty and such replacement of fences shall not be considered a material alteration or substantial addition to the common elements that requires approval by the Members, but shall only require approval by the Board of Directors as to all materials, colors and other specifications that meet City of Largo and Pinellas County building codes. Any increase in the common expenses caused by material alterations or substantial additions as contemplated by this paragraph shall be borne by all Owners. This paragraph does not apply to limited common elements.