

Prepared by and Return To:  
Greenberg Nikoloff, P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
OF  
RAINTREE VILLAGE CONDOMINIUM**

**NOTICE IS HEREBY GIVEN** that at a duly called meeting of the members on February 23, 2026, by the affirmative vote of not less than three Directors and not less than two-thirds (2/3) of the entire membership of the Association, the Declaration of Condominium Ownership of Raintree Village Condominium, as originally recorded in O.R. Book 4182, Page 1540, et seq., Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium Ownership of Raintree Village Condominium."

**IN WITNESS WHEREOF**, RAIN TREE VILLAGE CONDOMINIUM, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 25<sup>th</sup> day of MARCH, 2026.

(Corporate Seal)

RAINTREE VILLAGE CONDOMINIUM, INC.

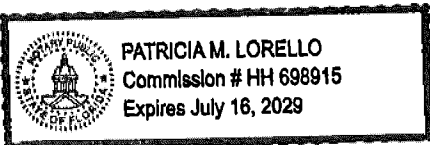
ATTEST:

By: Betty McClure  
BETTY MCCURE as President  
Printed Name

Janet L. McGinnis  
JANET L. MCGINNIS as Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of MARCH, 2026, by Betty McClure, as President and JANET MCGINNIS, as Secretary, of RAIN TREE VILLAGE CONDOMINIUM, INC., and are personally known to me or have produced PERSONALLY KNOWN as identification.



[Signature]  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:

**SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
OF  
RAINTREE VILLAGE CONDOMINIUM**

**ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS..**

1. Article 8, Maintenance, Alteration and Improvement, Section 8.1, Apartments, Subsection D, Alteration and Improvement, of the Declaration, shall be amended to read as follows:

D. Alteration and Improvement. The installation, alteration, or removal of awnings (fixed and retractable), hurricane shutters, solar tubes, lamps and similar improvements is not a material alteration to the common elements and may be performed with the written consent of the Board of Directors. The Board shall ~~may~~ adopt specifications for these improvements governing color, style, and other factors which it deems relevant. ~~Neither an Owner nor the Association shall make any alterations in the portion of an Apartment or Apartment building which are to be maintained by the Association, or remove any portion thereof, or make any additions thereto, without first obtaining approval of seventy five (75) percent of the Owners of the Association.~~ A copy of plans for all of such work prepared by an Architect, ~~or Engineer~~ or Contractor licensed to practice in the State of Florida shall be filed with the Association prior to the granting of such approval. Alterations must be made in accordance with all applicable codes. Permits must be obtained as required. The Association will not be responsible for any maintenance issues to the common elements related to or arising out of the installation of the above items. The owner is solely responsible for the maintenance, repair, or replacement of any new awning installed under this section.

2. Article 12, Use Restrictions, Section 12.6, Pets, of the Declaration, shall be amended to read as follows:

Pets. No more than two (2) spayed or neutered domestic cats confined entirely indoors are permitted. ~~No other animals or reptiles are permitted on the premises except those living in Raintree Village prior to April 1, 1979, which may not be replaced upon their demise or departure. Pets accompanying guests of residents will be permitted to visit for a maximum of two nights. Dogs must be on a leash when walked and any droppings must be collected immediately.~~ Only Service Animals or animals designated as an Emotional Support Animal ("ESA") by a licensed health care professional are allowed. Documentation from

on owner's health care professional must be provided by the owner stating this requirement. Additionally, all Service Animals and ESA's must comply with the following:

A. Florida Statute 828.30 – All dogs and cats four (4) months or older must be vaccinated by a licensed veterinarian against rabies with a vaccine licensed by the US Department of Agriculture for use in those species. The animal shall be revaccinated twelve (12) months after the initial vaccination; and thereafter, the interval shall conform to the vaccine manufacturers directions.

B. Pinellas County Code 14-61 – All Owners are required by law to obtain a license for their cat or dog with the County.

C. All pets, Service Animals and ESA's must be registered with the Association.

D. All owners are entirely responsible for their animals. The Association is not liable for the action of a resident's animal.

E. Animals must be on a leash when walked and any droppings must be collected immediately. Unattended animals are not permitted.

F. The Association reserves the right to have nuisance or dangerous animals removed from the property. ESA's must be well-behaved, non-aggressive, and under control at all times. Excessive noise, jumping, or disruptive behavior may result in removal from the premises.

G. Pets accompanying guests of residents are permitted to visit for a maximum of fourteen (14) consecutive nights per visit.

H. Stray animals must not be fed

Any other Service Animal or ESA must comply with all State, County and City licensing and vaccination requirements and be registered with the Association.