

RAINTREE VILLAGE CONDOMINIUM, INC.

c/o Ameri-Tech Community Management Partners, LLC
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763



April 23, 2026

Re: **Certificate of Amendment to the Declaration of Condominium
and Schedule of Amendments to the Rules and Regulations**

Dear Owner:

Enclosed please find a copy of the Certificate of Amendment to the Declaration of Condominium which was recorded at O.R. Book 23523, Pages 379-381, Public Records of Pinellas County, Florida.

Also enclosed is a copy of Schedule Amendments to the Rules and Regulations of the association.

Please review both and add these to your copy of the governing documents.

BY ORDER OF THE BOARD OF DIRECTORS,

Angela Johnson, LCAM
Community Association Manager

Enclosures

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, RAINTREE VILLAGE CONDOMINIUM, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 25th day of MARCH, 2026.

(Corporate Seal)

RAINTREE VILLAGE CONDOMINIUM, INC.

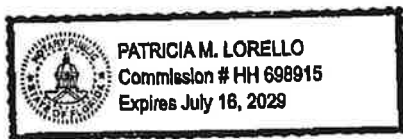
ATTEST:

By: Betty McClure
Betty McClure 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 25th day of MARCH, 2026, by Betty McClure, as President and JANET MCGINNIS, as Secretary, of RAINTREE 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.

**SCHEDULE OF AMENDMENTS
TO
RULES AND REGULATIONS
OF
RAINTREE VILLAGE CONDOMINIUM**

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

1. Section 1, GENERAL RULES, Subsection S, of the Rules and Regulations, shall be amended to read as follows:

S. When a unit is required to be vacated for termite tenting, the occupants may be subsidized up to \$100 ~~\$50~~ per unit per night for lodging upon presentation of a hotel or motel receipt statement to the Board. Lodging arrangements for pets is the occupant's responsibility.

2. Section 4, SELLING OR RENTING A UNIT, Subsection F, of the Rules and Regulations, shall be amended to read as follows:

F. A one hundred and fifty dollar (\$150.00) ~~seventy five dollar (\$75.00)~~ non refundable screening fee must accompany each application for the screening of prospective owners/occupants by the Tenant/Owner Committee.

3. Section 6, PETS, of the Rules and Regulations, shall be amended to read as follows:

~~(1) — Two (2) spayed and neutered domestic cats per unit to be always kept indoors subject to State and County vaccinations and licensing laws.~~

~~(2) — No dogs allowed except for trained service dogs and certified emotional support animals (ESA's). Certified ESA's must meet the following Florida and Pinellas County statutes and codes.~~

~~(A) — Florida Statute 828.30 — All dogs, cats and ferrets 4 months or older must be vaccinated by a licensed veterinarian against rabies with a vaccine licensed by the US Dept of Agriculture for use in those species. The animal shall be revaccinated 12 months after the initial vaccination and thereafter the interval shall confirm 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) — Florida Statute 760-27 and House Bill 108 regarding ESA's information from a proper health care professional which can be found at ESADOCTORS.com, must be completed and in compliance with the statutes and bill and submitted by an Prospective Owner, R3enter or Lessee in Raintree Village.~~

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.

4. Section 8, RECREATION FACILITIES, Subsection D, of the Rules and Regulations, shall be amended to read as follows:

D. ~~Children fourteen (14) years and under must be accompanied by an adult in ALL recreation areas (pool, clubhouse, shuffleboard court, etc.). Children under three (3) years of age are NOT allowed in the pool. Any person, regardless of age, wearing a diaper is prohibited from using the pool. In accordance with the Florida Fair Housing Act and the Association’s commitment to equitable access for all residents:~~

1. Access: All residents, regardless of familial status or individual needs, are permitted to use the community pool.

2. Supervision: Children fourteen (14) years and under must be accompanied by an adult.

3. Diaper Requirement: Children and adults who are incontinent must wear appropriate swim diapers or waterproof containment garments when using the pool, in order to maintain sanitary conditions. This requirement applies solely to sanitation and does not restrict pool access.

4. Non-Discrimination Clause: No rule or practice shall be enforced in a manner that discriminates against families with children or individuals with disabilities, including those who require the use of diapers.

**SCHEDULE OF AMENDMENTS
TO
POLICIES
OF
RAINTREE VILLAGE CONDOMINIUM**

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

1. Section V, Financial Matters, Subsection A, of the Policies, shall be amended to read as follows:

A) Full audit ~~a~~As required by Florida Statute 718.111(13)(d)3, ~~the Board will contract for an audit at least once every 3 years.~~ A vote of the membership is required to waive the audit unless a full audit is not required by statute. ~~requirement in other years.~~

2. The fifth paragraph of Section V, Financial Matters, Subsection B, Paragraph 1 of the Policies, shall be amended to read as follows:

The following procedures will be used to process delinquent amounts payable to Raintree Village.

1. Notice of Late Assessment ~~Reminder letter~~: Management shall notify the Unit Owner of any delinquent assessments, ~~interest~~ and late fees due by letter on or after the 11th before the 20th day after the due date and no later than the 20th day after the due date. Interest will be calculated until payment is received in full by the Association.