

**ADOPTED AMENDMENT TO THE BY-LAWS OF  
THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC.**

In accordance with Article XVII of the By-Laws, the following language is added as Article XX (1) and (2) thereof; no current language is affected.

**ARTICLE XX**

1. **Limitations on leasing.** The percentage of rentals shall be limited so that not more than twenty (20%) percent of the townhouses are subject to rentals or leases. This amendment does not pertain to the Association when it acquires townhouses due to a collection or foreclosure action or otherwise. In such event, the Association shall have the authority to lease or rent the townhouse upon such terms as the Board of Directors deems to be necessary to protect the financial interests of the Association.
  
2. **After the effective date of this provision,** no townhouse may be leased or rented until the owner of the unit has had record title to the unit for two (2) years. This provision shall not apply to a townhouse currently under lease. The Board may promulgate rules to avoid harsh application of this provision, such as in the case of a hardship.

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TOTAL: \$15.00  
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This Instrument Prepared by and Return to:  
Robert L. Tankel, Esquire  
Address: Robert L. Tankel, P.A.  
1022 Main Street, Suite D  
Dunedin, Florida 34698

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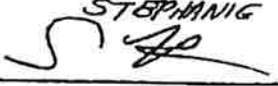
**CERTIFICATE OF AMENDMENT TO THE BY-LAWS  
FOR  
THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws for The Townhomes at Glenbrook Homeowners' Association, Inc., as described in Official Records Book 10267 at Page 2254, et. seq. of the Public Records of Pinellas County, Florida, was duly approved in the manner required by the By-Laws at a meeting held on January 22, 2002.

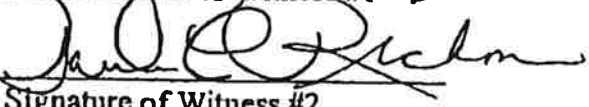
IN WITNESS WHEREOF, we have affixed our hands this 5 day of February, 2002 at Pinellas County, Florida.

TOWNHOMES AT GLENBROOK  
HOMEOWNERS' ASSOCIATION, INC.

WITNESSES:

STEPHANIE MANTICOS  
  
Signature of Witness #1

By: EDWARD MacIInowski  
Edward MacIInowski, President

STEPHANIE MANTICOS  
Printed Name of Witness #1  
  
Signature of Witness #2

Attest: Irene Vietri  
Irene Vietri, Secretary

Paula C. Rickman  
Printed Name of Witness #2

GLENBROOK LEASING PROGRAM

EFFECTIVE : FEBRUARY 27, 2002

1. MEMBERSHIP DULY PASSED AMENDMENT AS ADDED LANGUAGE TO ARTICLE XX (1) AND (2) OF THE BYLAWS; AT THE JANUARY 2002 ANNUAL MEETING.
2. ATTORNEY FILLED THE AMENDMENT WITH THE PINELLAS COUNTY CLERK OF COURTS ON FEBRUARY 13, 2002. A COPY OF THAT FILING IS ATTACHED. EVERY OWNER NEED PLACE THIS AMENDMENT WITH THE OTHER OFFICAL DOCUMENTS OF THE ASSOCIATION. THIS AMENDMENT BECOMES A PART OF THE OFFICAL SET.
3. AT A DULY CALLED BOARD MEETING, FEBRUARY 27, 2002 THE FOLLOWING BOARD ADMINISTRATIVE PROGRAM WAS ADOPTED. THIS IS FOR THE PURPOSES OF ADOPTING A PROTOCOL FOR ADMINISTERING THE PROGRAM EQUITABLY AND WITHIN THE SCOPE OF THE BOARDS' FUDICIARY RESPONSIBILITY.
  - A. AS OF MARCH 1, 2002 THERE ARE FOUR (4) OUT OF THE TOTAL 39 UNITS WHICH HAVE TENANTS APPEARING ON THE ROSTER.
  - B. ALL FUTURE APPLICATANTS, FOLLOWING THE ALREADY FUNCTIONING APPLICATION PROCESS, WILL BE ADVISED AT THE BOARD INTERVIEW PROCESS THAT A NEW OWNER WILL NOT BE ABLE TO APPLY TO THE BOARD TO RENT THEIR UNIT, UNLESS THEY HAVE BEEN AN OWNER FOR A MINIMUM OF TWO YEARS. FURTHERMORE, THE CEILING LIMIT OF 7 UNITS OF THE TOTAL 39 WILL BE STRICTLY ENFORCED.
  - C. THE BOARD REQUESTS THAT ALL CURRENT LANDLORD OWNERS PROVIDE TO MANAGEMENT WITHIN THE NEXT 20 DAYS, A COPY OF THE LEASE THAT CLEARLY SHOWS THE BEGINNING AND ENDING DATE (S) OF THE CURRENT LEASES.
  - D. ALL LEASES ON A GO FORWARD BASIS MUST BE FOR A MINIMUM OF ONE YEAR (365 DAYS).
  - E. IF AN ANNUAL LEASE IS BROKEN, MID TERM, AS LONG AS THE CEILING LIMIT OF SEVEN (7) RENTERS HAS NOT BEEN MET, THE BOARD WILL ALLOW SUBMISSION OF AN APPEAL BY THE OWNER TO RE-RENT. THIS WILL REQUIRE THE OWNER AND HIS/HER PROSPECTIVE TENANT TO FOLLOW ALL THE NORMAL APPLICATION PROCESSES.
  - F. ONCE THE CEILING 7 LIMIT HAS BEEN MET, THE BOARD THROUGH A NEWSLETTER WILL INFORM OWNERS. THIS NOTIFICATION WILL ALLOW OWNERS TO MAKE A WRITTEN APPLICATION TO THE BOARD, THROUGH MANAGEMENT, TO HAVE THEIR NAMES PLACED ON A WAITING LIST. THE LIST WILL BE PRIORITIZED BY THE DATE OF RECEIPT. THE PROCESS FOR FUTURE CONSIDERATION BY THE BOARD, IS FIRST COME, FIRST SERVICE.
  - G. MINIMUM LEASE PERIOD FROM THIS POINT FORWARD, IS ONE YEAR (365 DAYS)
  - H. ANY CURRENT LANDORD OWNER WHO PLANS TO RENEW A CURIENT LEASE MAY MAKE APPLICATION TO THE BOARD 45 DAYS PRIOR TO THE EXPIRATION OF THE LEASE. MANAGEMENT HAS AN ABBREVIATED FORM THAT THE OWNERS MAY REQUEST FOR THIS PURPOSE. THERE IS NO APPLICATION FEE FOR THIS. THIS FORM MUST BE SUBMITTED TO THE BOARD, THROUGH MANAGEMENT, AND THE BOARD WILL FOLLOW ITS NORMAL REVIEW/APPROVAL/DISAPPROVAL PROCESS.

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

PINELLAS COUNTY FLA.  
OFF. REC. BK. 11837 PG 1250

BEFORE ME, the undersigned authority, personally appeared Edward Machnowski  
and Trena V. Strick, to me known to be the President and Secretary, respectively, of THE  
TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC., and they jointly and  
severally acknowledged before me that they freely and voluntarily executed the same as such  
officers, under authority vested in them by said corporation. They are personally known to me or  
have produced Florida Driver License and Florida Identification (type of  
identification) as identification. If no type of identification is indicated, the above-named persons  
are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 5 day  
of February, 2002.

Nesha A. Fisher  
Notary Public

Printed Name: Nesha A. Fisher

My commission expires:

