

TARPON SAIL & TENNIS CLUB III, A CONDOMINIUM

NOTICE

Dear Homeowners:

Enclosed is the recorded Certificate of Amendment to the Lake Tarpon Sail and Tennis Club III documents.

Please keep this Certificate of Amendments with your Association records.

By Order of the Board of Directors,

Andrew George

Andrew George, LCAM
Community Association Manager

Prepared by and Return to
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd. Ste. A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF LAKE TARPON SAIL AND TENNIS CLUB III, A CONDOMINIUM**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on 02.27, 2025 by the approval of not less than seventy-five (75%) percent of the votes of the entire membership of the Association, the Declaration of Condominium of Lake Tarpon Sail and Tennis Club III, a Condominium, as originally recorded in O.R. Book 5598, Page 830, et seq., of the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium of Lake Tarpon Sail and Tennis Club III, a Condominium, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium of Lake Tarpon Sail and Tennis Club III, a Condominium".

IN WITNESS WHEREOF, LAKE TARPON SAIL AND TENNIS CLUB III CONDOMINIUM ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 14th day of June 2025.

LAKE TARPON SAIL AND TENNIS CLUB III
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

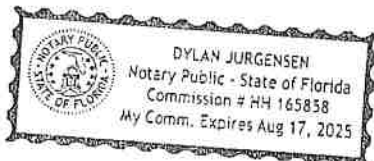
ATTEST:

Nicole Adams
Nicole Adams, Secretary
Printed Name

By: George Barry Case President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of June, 2025, by George Case, as President and Tricia Adams, as Secretary, of LAKE TARPON SAIL AND TENNIS CLUB III CONDOMINIUM ASSOCIATION, INC., and are personally known to me or have produced FLDL + FDL as identification.



D-J
NOTARY PUBLIC

**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF LAKE TARPON SAIL AND TENNIS CLUB III, A CONDOMINIUM**

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

1. Article X, Use Restrictions, of the Declaration, shall be amended to add an entirely new Section 10.6, Surveillance Cameras, to read as follows:

10.6 Surveillance Cameras. Unit Owners are permitted to install surveillance cameras (such as Ring or similar video doorbell cameras) on the outside of the Unit Owner's entranceway door or on the exterior of the building service adjacent to the Unit's entranceway door, with the prior written approval of the Association, and the surveillance camera shall not be considered a material alteration or substantial addition to the common elements requiring a vote of the unit owners. Any unit which currently has a surveillance camera on the Unit's entranceway door or on Condominium Property as of the date of the recording of this amendment shall be grandfathered. As of the date of this amendment, all newly installed surveillance cameras must be installed in accordance with this provision. The approval of the Association will be conditioned upon privacy considerations of neighboring properties. The Board of Directors reserves the right to demand the removal of any camera if it is determined, in the sole discretion of the Board, that the camera's use or positioning violates the privacy of other Unit Owners. The Board of Directors may promulgate further rules and regulations relating to the installation and use of surveillance cameras by Unit Owner(s) from time to time. The Association shall have no liability for a Unit Owner's use of a surveillance camera.