

HC → RETURN TO: Bayside  
752 Bayside Drive  
Cape Canaveral FL 32920

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Courts, Brevard County  
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Prepared by, record and ~~return to~~:  
Seth D. Chipman, Esquire  
96 Willard St., Suite 204  
Cocoa, FL 32922

**CERTIFICATE OF AMENDMENT TO DECLARATION OF  
BAYSIDE CONDOMINIUMS ASSOCIATION OF BREVARD, INC.**

Pursuant to Chapter 718, Florida Statutes, and the provisions of the Declaration of BAYSIDE CONDOMINIUMS ASSOCIATION OF BREVARD, INC. ("Association"), which Association is responsible for the management and operation of BAYSIDE CONDOMINIUMS, a Condominium, according to the Declaration thereof, as originally recorded in Official Record Book 4605, Page 3849, and all amendments thereto, in the Public Records of Brevard County, Florida; and pursuant to a vote of approval as set forth in the Declaration, the Declaration is amended as follows:

**1. Amended Article X B of the Declaration is amended as follows:**

B. The unit may be rented provided the occupancy is only by one (1) lessee and members of his immediate family and guests. The minimum rental period is six (6) months which minimum rental period shall not be amended without the approval of a majority of the unit owners in the condominium. No rooms within a condominium unit, less than the entire condominium unit, may be rented, leased, subleased, licensed for use, or occupied in exchange for consideration or compensation, or advertised for such uses, and no transient tenants may be accommodated. A condominium unit may not be leased, licensed for use, or occupied in exchange for consideration or compensation, or advertised for such uses, by any person in their individual capacity, or in their capacity as a member, beneficiary, or affiliate of any other entity, for a period of less than six (6) months. A condominium unit shall not be leased, licensed for use, or occupied in exchange for consideration or compensation, through any means, such as Airbnb, VRBO, or any similar services, where the lessee, licensee, or person or entity paying consideration or compensation to occupy the unit, is not, or cannot be approved by the Association before said person or entity secures an agreement to occupy the unit in question. Advertising units for lease or use through entities such as Airbnb, VRBO, or any other means or media, where the lessee, licensee, or person or entity paying consideration or compensation to occupy the unit, is not, or cannot, be approved by the Association before said person or entity secures an agreement or license to occupy the unit in question, shall constitute a violation of this Declaration, regardless of whether or not the unit in question is actually leased, licensed for use, or occupied in exchange for consideration or compensation. No lease of a unit shall release or discharge the owner thereof of compliance with this Section X or any of his other duties as a unit owner. Time sharing of units is prohibited. Ownership of a unit on a monthly or weekly time sharing program is prohibited. Subleasing of units is prohibited. All leases, or other arrangements where a person or entity paying consideration or compensation to occupy a unit, shall be in writing and shall be subject to this Declaration, the Articles of Incorporation, By-Laws, and the Rules and Regulations of the Association and shall be approved by the Association in writing.



2. Article X Q of the Declaration is added to the Declaration as follows:

A condominium unit may not be licensed for use or advertised for a license for use, by any person in their individual capacity, or in their capacity as a member, beneficiary, or affiliate of any other entity for a period of less than six (6) months.

CERTIFICATE OF ASSOCIATION

The undersigned, as Vice President of BAYSIDE CONDOMINIUMS ASSOCIATION OF BREVARD, INC., hereby certifies that the foregoing Amendments to the Declaration were adopted by the membership of the Association, whose votes were cast in person or by proxy at a meeting duly held on February 25, 2019.

WITNESSES (TWO REQUIRED)

[Signature]  
Print Name: Michael J DePalo

[Signature]  
Print Name: RICH BOLLAS

BAYSIDE CONDOMINIUMS  
ASSOCIATION OF BREVARD, INC.

[Signature]  
By: Dennis Dettro, V.P. Bayside  
Address: 152 Bayside Drive #403  
Cape Canaveral FL 32920

IN WITNESS WHEREOF, the Association has caused this instrument to be executed on the date set forth below.

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27 day of June, 2019, by Dennis Dettro, Vice President of BAYSIDE CONDOMINIUMS ASSOCIATION OF BREVARD, INC., on behalf of the corporation who produced known to me as identification and did not take an oath.

[Signature]  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:  
July 06, 2021

