

Prepared by, recorded by and return to:  
Prasse-Anderson Law  
15310 Amberly Drive, Suite 250  
Tampa, FL 33647

**CERTIFICATE OF AMENDMENT TO  
THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
LAKE CONLEY MOBILE HOME PARK CONDOMINIUM  
OF LAKE CONLEY MOBILE HOME PARK  
CONDOMINIUM ASSOCIATION, INC.**

THIS SHALL CERTIFY that a duly called meeting of the members of Lake Conley Mobile Home Park Condominium Association, Inc., held on February 10, 2025, at which a quorum of the voting interests were present, the attached amendment to the Amended and Restated Declaration of Condominium of Lake Conley Mobile Home Park Condominium was duly adopted by the membership as required therein. The Declaration of Condominium of Lake Conley Mobile Home Park Condominium was originally recorded on May 24, 1976, in Official Records Book 841, Page 1091, et seq., of the Public Records of Pasco County, Florida, and it exists as originally recorded and subsequently amended.

IN WITNESS WHEREOF, LAKE CONLEY MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC., has caused this instrument to be signed by a duly authorized officer on this 5<sup>th</sup> day of March, 2025.

Julie Phillips  
Witness #1 - Signature  
Julie Phillips  
Witness #1 - Printed Name

LAKE CONLEY MOBILE HOME PARK  
CONDOMINIUM ASSOCIATION, INC.  
By: Georgia Foltz  
Georgia Foltz President

[Signature]  
Witness #2 - Signature  
Don Yank  
Witness #2 - Printed Name

STATE OF FLORIDA )  
COUNTY OF PASCO )

The foregoing instrument was acknowledged before me, by means of physical presence, on this 5<sup>th</sup> day of March, 2025, by Georgia Foltz, as President, of Lake Conley Mobile Home Park Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced TN DL as identification.



[Signature]  
NOTARY PUBLIC - State of Florida at Large  
Commission Expires: October 1, 2028

**AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF LAKE  
CONLEY MOBILE HOME PARK CONDOMINIUM**

**ARTICLE 13**

**USE RESTRICTIONS**

**SECTION 13.1**

(Added language is **bolded and underlined**. Deleted language is notated by ~~double strikethrough~~.)

The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists upon the land:

**13.1 Units.** Each of the Units shall be used only as a single family private residential dwelling. Residential usage for purposes of this Declaration is defined to mean that the use of each Unit or mobile home site shall be limited to one (1) Mobile Home per unit site at any one time which may be occupied by the owner or owners and their guests or lessees. No Unit may be occupied by a non-owner for a period of thirty (30) consecutive days or more without having first obtained written approval from the Association. A guest or guests or lessees of the owner of a Unit, who occupies the Unit for a period of thirty consecutive days or more, shall be entitled to the use of said Unit and its appurtenances only if said guest or guests or lessees are approved and duly registered with the Condominium Association.

**For purposes of this Section, the term "single -family" shall mean and be defined as two persons living together as a single housekeeping unit or three or more persons, related by blood, marriage or legal adoption, living together as a single housekeeping unit.**

Notwithstanding anything to the contrary contained herein, after the effective date of this amendment, at least one person fifty-five (55) years of age or older must be an occupant of each unit while any person occupies said unit. Persons under the age of fifty-five (55) and more than ~~eighteen (18) years~~ **thirty-five (35)** of age may occupy and reside in a unit as long as at least one of the occupants is fifty-five (55) years of age or older. Notwithstanding the language contained above, no person under the age of ~~eighteen (18) years~~ **thirty-five (35)** shall be allowed to permanently reside in or occupy a unit. For purposes of occupancy by persons under ~~eighteen (18) years~~ **thirty-five (35)** of age, "permanent" shall mean occupancy more than thirty (30) days in any twelve (12) month period. Notwithstanding anything to the contrary contained in the Declaration or otherwise, the Board shall have the authority to levy assessments and make such material alterations or substantial additions to the common elements or condominium property in order to provide facilities and services specifically designed to meet the requirements of the Fair Housing Amendments Acts of 1988.