

Prepared by:
John "Jay" A. Fraiser, Esq.
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502

**CERTIFICATE OF AMENDMENT AND SECOND AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR GALIA AT LOST KEY MARINA &
YACHT CLUB, A CONDOMINIUM**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM
ASSOCIATION, INC. (the "Association"), a Florida not-for-profit corporation, by and through
its undersigned officer, certifies that,

WITNESSETH:

WHEREAS, the DECLARATION OF CONDOMINIUM FOR GALIA AT LOST KEY
MARINA & YACHT CLUB, A CONDOMINIUM was recorded on March 5, 2007, in Official
Records Book 6098, at Page 1 *et. seq.* of the public records of Escambia County, Florida (the
"Declaration");

WHEREAS, the First Amendment to the DECLARATION OF CONDOMINIUM FOR
GALIA AT LOST KEY MARINA & YACHT CLUB, A CONDOMINIUM was recorded on
March 12, 2007, in Official Records Book 6104, at Page 1153 *et. seq.* of the public records of
Escambia County, Florida;

WHEREAS, in accordance with Section 6, Paragraph 6.1 of the Declaration, the
Declaration may be amended by affirmative vote of the Owners of 75% of the total voting
interests in the Association; and

WHEREAS, a duly noticed meeting of the members was held on November 9, 2019, at
which a quorum was obtained and not less than the Owners of 75% of the total voting interest in
the Association approved the following Second Amendment to the Declaration; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are
hereby acknowledged, the Declaration is amended as follows¹:

¹ Underlined words are being added; stricken works are being deleted.

Section 19: Selling, Leasing And Mortgaging Of Units


19.2 Leases.

(A) All leases shall be for a term of not less than ~~30 consecutive days~~ seven (7) consecutive months. No unit may be advertised as a short-term or vacation rental by a unit or unit owner's agent on media sites including but not limited to Airbnb, VRBO, Craigslist, or any other real estate advertising sites. No Unit Owner may lease or rent a Unit if delinquent in the payment of any Assessments. If all Assessments are paid up to date, a Unit Owner may rent or lease a Unit without further approval. However, the Unit Owner renting or leasing a Unit shall promptly notify the Association and the Management Firm of each renter and the term of such rental or lease. The sub-leasing or sub-renting of a Unit Owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof. Further, subleasing shall be limited to one (1) sublease during the initial lease period and shall not be for less than seven (7) consecutive months. The Association shall have the right to require upon notice to all Unit Owners that a substantially uniform form of lease or sub-lease be used by all Unit Owners (including the Developer) intending to rent or lease after said notice and to provide such form as a Common Expense. Entire Units only may be rented, provided the occupancy is only by the lessee, his family and guests, and no individual rooms may be rented. A tenant of a Unit shall have all of the use rights in the Association Property and Common Elements otherwise readily available for use generally by Unit Owners, and the Owner of the leased Unit shall not have such rights, except as a guest. This shall not, however, interfere with access rights of an Owner as landlord pursuant to applicable law. All provisions of this Section 19.2 shall not be applicable to the Developer.


WHEREAS, all provisions of the Declaration not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the Association hereby certifies the foregoing Second Amendment to the Declaration was duly adopted and that the Association has caused the Second Amendment to be executed by its Secretary, this 10th day of November, 2019.


WITNESSES:



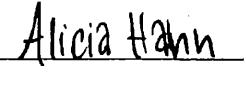
Print Name: John "Jay" Fraiser



Print Name: Amanda Chapman

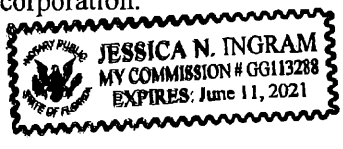


GALIA AT LOST KEY MARINA &
YACHT CLUB CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: Secretary 
Its: Secretary _____

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18th day of November 2019, by Mica Hann as Secretary of GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation.



Jessica N. Ingram
NOTARY PUBLIC
Print Name: Jessica N. Ingram

 Personally Known
X OR
Produced Identification
Type of Identification Produced FLDL