



May 6, 2026

Dear Terrace Park #20 Owners,

Attached for your records are the Certificates of Amendment to Declaration of Condominium regarding Obligations of Members, Section 20(g).

Please take a moment to review these documents and keep a copy with your existing association records for future reference.

If we can be of any further assistance, please do not hesitate to contact me.

Sincerely,
DESANTIS COMMUNITY MANAGEMENT, LLC

As Agent for the Association

Louis DeSantis, LCAM
Property Manager

Cc: Board of Directors

Zacur & Graham, P.A.

Attorneys and Counselors at Law

RICHARD A. ZACUR

Of Counsel:
ASHLEY DREW GRAHAM

5200 CENTRAL AVE.
ST. PETERSBURG, FLORIDA 33707
TELEPHONE 727-328-1000
FAX 727-323-7519

PETER D. GRAHAM*
*BOARD CERTIFIED
REAL ESTATE ATTORNEY

April 27, 2026

Terrace Park of Five Towns No. 20, Inc.
c/o DeSantis Community Management
Mr. Louis DeSantis
2931 Macalpin Dr S.
Palm Harbor, Florida 34684

Re: Terrace Park of Five Towns No. 20, Inc.

Dear Louis:

Enclosed please find the original recorded Amendment to Declaration of Condominium for Terrace Park of Five Towns No. 20, Inc.

These documents have now been recorded pursuant to the requirements of Florida Statute Chapter 718 and the Association must forward copies of the Amendment to the Declaration to the unit owners so they may place the Amendment within their condominium documents for future reference.

Thank you for your cooperation.

Yours truly,

ZACUR & GRAHAM, P.A.


RICHARD A. ZACUR

RAZ/st
Enclosure

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
5200 Central Avenue
St. Petersburg, Florida 33707

Plats pertaining hereto are filed in Plat Book 39, Pages 98-99.

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF
TERRACE PARK OF FIVE TOWNS NO. 20, A CONDOMINIUM**

WHEREAS, the Board of Directors and members of TERRACE PARK OF FIVE TOWNS NO. 20, INC., hereinafter referred to as "Association," desires to amend the Declaration for said association, which Declaration of Condominium and By-Laws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 4979, beginning with Page 1024, et seq.

WHEREAS, a meeting of the Board of Directors of the Association and said unit owners/members was duly called in accordance with the Declaration of Condominium, By-Laws and Articles of Incorporation, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on March 27, 2025, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Declaration of Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendment, which amendment was proposed by resolution by said Directors, same was presented for a vote, and accepted by the required vote of the Board of Directors, and said amendment

was approved by the vote of the required percentage of unit owners/members according to the provisions of the Declaration of Condominium.

WHEREAS, that the Board of Directors and the owners/members have approved the Amendment to the Declaration, said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which Amendment is to be provided within said Declaration, and said Amendment is as follows: .

Section 20. Obligations of Members.

- g. ~~Parking shall be limited to passenger automobiles or passenger stationwagons in the parking space allotted, and any other type of vehicle is specifically excluded, including but not limited to, trailers of any kind, whether boat, house or utility, campers and trucks. Washing of any vehicles shall not be allowed on the premises.~~

Parking shall be limited to any non-commercial vehicle with a maximum length of 235 inches, maximum width of 82", maximum height of 78 inches and must be compliant with all local, State of Florida and Federal vehicle regulations, where applicable. Vehicles may not display any type of lettering or visual application used for commercial or advertising purposes. At no time shall there be any item that extends beyond the vehicle with the exception of class 1-2 trailer hitches or foldable carriers for transporting mobility assistance.

The parking lot is not to be used for washing vehicles or performing repairs or maintenance.

Only one motor vehicle per parking space.

Vehicle shall remain unoccupied while parked in the Exeter parking lot.

Commercial vehicle parking is allowed for vendors and service vehicles performing repairs on the Exeter Building.

Overnight extended occupancy vehicles, attached campers or any other enclosure trailer of any kind used for camping, recreation or temporary housing are prohibited.

RESOLVED, further, that said Amendment to the Declaration of Condominium of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

TERRACE PARK OF FIVE TOWNS
NO. 20, INC.

Karen Jordan
Witness No. 1

Karen Jordan
PRINTED NAME OF WITNESS
5973 Terrace Park Dr. N
Address: Unit 108
St. Petersburg, FL 33709

BY: Gregory J. Raleigh
President ~~VICE PRESIDENT~~ / TREAS.

GREGORY J. RALEIGH
PRINTED NAME OF PRESIDENT
VP / TREAS.

[Signature]
Witness No. 2

CHARLES ARAIMO
PRINTED NAME OF WITNESS
5973 Terrace Park Dr N
Address: Unit 108
St. Petersburg, FL 33709

By: Stephanie Legatos
Secretary

Stephanie Legatos
PRINTED NAME OF SECRETARY

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged via physical presence OR online notarizations, before me this 15th day of April, 2026, by GREG RALEIGH, the President and STEPHAN R LEGATOS the Secretary, who are personally known to me or who have produced N/A as identification and who did take an oath and depose and say that he/she executed the foregoing Amendment for the purposes therein expressed!

My commission expires: 4-7-2029

Pamela Askin
Notary Public

PAMELA ASKIN
Notary Name Typed/Printed



(Coding: Words in underscored type indicate additions and/or amendment from the original Declaration, By-Laws or Articles of Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)