

RECREATIONAL FACILITIES AND EASEMENT USE AGREEMENT

OF

OAK LAKE PARK II, A CONDOMINIUM

THIS AGREEMENT BY AND BETWEEN OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC. AND OAK LAKE PARK II, INC., A CONDOMINIUM,

WITNESSETH:

WHEREAS OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC. CONSISTS OF 26 UNITS AND

WHEREAS OAK LAKE PARK II, INC., A CONDOMINIUM, CONSISTS OF 16 UNITS AND

WHEREAS THE DECLARATIONS OF CONDOMINIUM OF BOTH ASSOCIATIONS CALL FOR THE SHARING OF THE NON-EXCLUSIVE COMMON RECREATIONAL AREA, MUTUAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES, AND

WHEREAS ARTICLE VII. D. 3 IN THE DECLARATION OF CONDOMINIUM FOR BOTH ASSOCIATIONS SETS FORTH THE PROCEDURE FOR THE MANAGEMENT OF THE NON-EXCLUSIVE COMMON RECREATIONAL AREA AND THE MUTUAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AND

WHEREAS THE PARTIES ARE DESIROUS OF RATIFYING AND AFFIRMING SAID MANAGEMENT AGREEMENTS PERTAINING TO THE AFOREMENTIONED AREAS.

NOW THEREFORE, IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS THE PARTIES AGREE AS FOLLOWS:

1. THAT THE NON-EXCLUSIVE COMMON RECREATIONAL AREA SHALL BE MANAGED AS SET FORTH IN ARTICLE VII, D. 3 OF THE DECLARATION OF CONDOMINIUM FOR BOTH ASSOCIATIONS.

2. EACH ASSOCIATION SHALL PAY THE PRORATA COSTS INVOLVED IN THE UPKEEP OF THE NON-EXCLUSIVE COMMON RECREATIONAL AREA AND THE MUTUAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS FOLLOWS:

- ckd. 26
12.
- A. OAK LAKE PARK I, A CONDOMINIUM, CONSISTING OF 26 UNITS, SHALL PAY 61.9% OF ALL SUCH COSTS.
 - B. OAK LAKE PARK II, INC., A CONDOMINIUM CONSISTING OF 16 UNITS SHALL PAY 38.1% OF ALL SUCH COSTS.

3. ALL OTHER MATTERS SET FORTH IN ARTICLE VIII D. 3 OF THE DECLARATION OF CONDOMINIUM FOR EACH ASSOCIATION NOT IN CONFLICT HERewith ARE HEREBY RATIFIED AND AFFIRMED.

IN WITNESS WHEREOF THE PARTIES SET THEIR HANDS AND SEALS THIS 15th DAY OF January, 1979, AT CLEARWATER, PINELLAS COUNTY, FLORIDA.

OAK LAKE PARK II, INC.,
A CONDOMINIUM

BY: Herbert C. Schwartz
PRESIDENT

ATTEST: Mavis Schwartz
SECRETARY

OAK LAKE PARK I, A CONDOMINIUM

BY: John R. Whitely
PRESIDENT

ATTEST: [Signature]
SECRETARY

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th

DATE OF January 1979, BY HERBERT J. SCHWARTZ AND
MAVIS SCHWARTZ, PRESIDENT AND SECRETARY RESPECTIVELY OF OAK LAKE
PARK II, INC., A CONDOMINIUM, A FLORIDA CORPORATION, ON BEHALF OF THE
CORPORATION



Robert M. Schwartz
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large
My Commission Expires NOV. 9, 1981
STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th
DAY OF January, 1979, BY AND
PRESIDENT AND SECRETARY RESPECTIVELY OF OAK
LAKE PARK I, A CONDOMINIUM, A FLORIDA CORPORATION, ON BEHALF OF THE
CORPORATION.

Robert M. Schwartz
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Notary Public, State of Florida at Large
My Commission Expires NOV. 9, 1981



AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF OAK LAKE PARK I

CONDOMINIUM ASSOCIATION, INC., PINELLAS COUNTY, FLORIDA

OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC., A Condominium as recorded in Official Records Book 4426, Pages 1400 through 1455, Public Records of Pinellas County, Florida, as amended in Official Records Book 4440, Page 834, in Official Records Book 5263, Pages 1304 and 1305 and in Book 5467 Page 260, Public Records of Pinellas County, Florida, does hereby FURTHER AMEND the said Declaration of Condominium as follows:

1. ARTICLE 111, of the BY-LAWS of said Condominium Association is hereby Amended as follows:

By adding to ARTICLE 111, Section B of the BY-LAWS of the Association, the following paragraph:-

"A Unit Owner may vote by Absentee Ballot on any matter set forth in the Call for the Annual or a Special Meeting of said Condominium Association. Such Absentee Ballots will be counted to establish a Quorum and in determining the percentage of Unit Owners voting in favor and against any proposed action set forth in the Call of that Meeting."

2. ARTICLE VII - FINANCE --of the BY-LAWS of said Condominium Association is hereby Amended as follows:-

"The entire Section C of ARTICLE VII is hereby repealed and in its place the following Section is added:-

"C. A Financial Statement of the Association, which shall include but is not limited to, Income, Expenses, Assets, Liabilities, Unpaid Bills, Accounts Receivable, Reserves and Owner's Equity as of a fixed date shall be made Annually and a copy of such Financial Report shall be furnished each member not later than March 1st. of the year following the year for which the Report is made."

3. ARTICLE 16 of the RULES AND REGULATIONS of said Condominium Association is hereby Amended as follows:-

By adding to the end of said ARTICLE 16, a new sentence reading as follows:-

"The parking of motor cycles on Condominium property is forbidden."

All other provisions as set forth in the Declaration of Condominium of OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC., a Condominium, as amended by Instruments duly recorded in the Official Records of Pinellas County, Florida shall remain in full force and effect."

The said Amendments above set forth were unanimously adopted at a Special Meeting of the Board of Directors at which all of the members of said Board of Directors were present and voting, held on October 24, 1987, and by the Affirmative Vote of more than 80% of the Owners/Members of OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC., present at the duly called Annual Meeting of said Condominium Association held on January 18, 1988.

Condominium Plats pertaining hereto are filed in Condominium Plat Book 22 Page 119.

Executed on this 16th of February, 1988
OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC.

By Marion C. Harlow
Marion C. Harlow, President

and By

Barbara Jelazo
Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS) The foregoing Instrument was acknowledged before
before me on this 16th day of February, 1988, by _____
Marion C. Harlow one of the signers thereof and an Officer of
OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC., on behalf of said corporation.

Charles J. Ganno
Notary Public
(Notarial Seal)

Notary Public State of Florida
My Commission Expires May 12, 1991
Bonded through General Ins. Co.

Prepared by H.E. Sanguinetti

RETURN TO: Haughton E. Sanguinetti
Oak Lake Park Condominium
1960 Union Street Apt. 21
Clearwater, FL., 34623