

ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.
SPECIFICATION FOR INSTALLATION OF BALCONY ENCLOSURE

1. All balcony enclosures must be approved by the Board prior to installation.
2. Enclosures must comply with the specification attached.
3. Only those balconies abutting the living room may be enclosed.
4. Enclosure must be installed within the existing frame.
5. Balcony walls and ceilings become the responsibility of the owner to maintain and paint.

Prior to any installation, owner must submit application for Architectural Alteration including plans, specifications and a contract entered into with a contractor licensed to conduct business in the State of Florida. In addition, said submission shall contain a Certificate of Insurance by an insurance company authorized to conduct business in the State of Florida, which certificate must indicate coverage in a reasonable dollar amount for all liability and workers compensation coverage for the protection of not only the contractor, but also the unit owners and St. Andrews Condominium Association, Inc. The contractor in the contract as submitted shall agree to be responsible for obtaining all license permits or other necessary documentation for said construction in compliance with any and all governmental requirements.

Upon submission by any unit owner of an application as set forth above, the Board of Directors shall have 60 days to approve or deny said application. In the event of any denial of such an application, the Board shall advise the unit owner of the specific reason or reasons for said denial. Said approval shall not be arbitrarily withheld.

Owner must sign and file with the Clerk of the Court an affidavit stating that they and any future owners accept responsibility for all maintenance, repair and replacement of the enclosure and the interior of the balcony.

ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.
Balcony Enclosure Specification

Conversion of existing balcony/lanai abutting the living room of the unit should be as follows:

1. All work to be permitted.
2. All engineering per AAF/Bennett Engineering.
3. Electrical work to code.
4. All materials and windows to be bronze in color.

Ground floor "A" Unit

- a. Existing post spacing to be maintained.
- b. Existing 16" kickplate to be replaced with 24" kickplate and kickplate trim.
- c. Exterior metal fill beside and over door.
- d. 8 double hung windows with full screens and clear 1/8" glass.
- e. 1 prime door.
- f. All dimensions are approximate.

Ground floor "B" Unit

- a. Same as "A" unit except only 3 double hung windows.

Second floor "A" Unit

- a. Remove all existing extrusions.
- b. Install new posts and center horizontal chair rail to accommodate twelve double slide horizontal sliding windows with full screens.

Second floor "B" Unit

- a. Same as "A" unit except only 8 double slide horizontal sliding windows with full screens.

Return to: (enclose self-addressed stamped envelope)

This Instrument Prepared by and Return to:

Robert L. Tankel, Esq.

Address:

Robert L. Tankel, P.A.
1299 Main St. Suite F
Dunedin FL 34698-5333

PINELLAS COUNTY FLA.
OFF.REC.BK 10043 PG 2679

01 RECORDING
REC 15.00
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TOTAL 15.00
MDK

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF ST. ANDREWS CONDOMINIUM UNIT ONE**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium as described in Official Records Book 6087 at Page 1914 et seq., and Condominium Plat Book 87, Pages 75 thru 88 of the Official Records of Pinellas County, Florida, were duly approved in the manner required by the Declaration at the annual meeting held February 12, 1998.

IN WITNESS WHEREOF, we have affixed our hands this 16th day of March, 1998, at Oldsmar Pinellas County, Florida.

ST. ANDREWS CONDOMINIUM
ASSOCIATION, INC.

(SEAL)

By: H. T. Schaefer
Herb Schaefer, President

ATTEST:

By: James O. Safford
James Safford, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME, the undersigned authority, personally appeared Herb Schaefer., President and James Safford, Secretary, to me known to be the President and Secretary, respectively, of ST. ANDREWS CONDOMINIUM ASSOCIATION, INC. and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named persons are personally known to me.

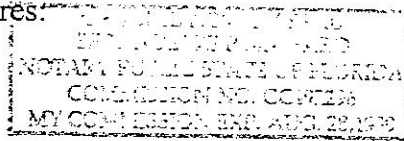
WITNESS my hand and official seal in the County and State last aforesaid, this 16th day of March, 1998.

Bernadette P. Massaro

Notary Public

Printed Name: BERNADETTE P. MASSARO

My commission expires:



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ADOPTED AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF ST. ANDREWS CONDOMINIUM UNIT ONE

The following language has been added as Article 5.1(d) of the Declaration. Additions indicated by underlining. See Article 5.1 for present text at Section 5.1.

(d) Notwithstanding anything to the contrary provided herein, owners of condominium parcels shall have the right to enclose balconies with glass enclosures in accordance with such plans as may be adopted from time to time by the Board of Directors, which plan shall be common to the entire community in order to ensure uniform appearance throughout. The owner of the unit appurtenant to the balcony must further agree to maintain not only the enclosure but the balcony as well, and the Board shall have the authority to require owners to enter into such agreements as may be necessary in order to ensure continued proper maintenance and upkeep of same.

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9C448871 JTF	04-01-1998	12:12:43
01 CTF-ST ANDREWS		
RECORDING	1	\$15.00
	TOTAL:	\$15.00
	CHECK AMT. TENDERED:	\$15.00
	CHANGE:	\$0.00