

This instrument prepared by
And return to:
Kalei McElroy Blair, Esq.
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603

CERTIFICATE OF RECORDING OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR THE ESTUARIES II, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium for the Estuaries II, a Condominium, as originally recorded in Official Records Book 1517, Page 6849, of the Public Records of Manatee County, Florida, was duly adopted by the Association membership, in the manner provided in the Governing Documents at a meeting held March 27th, 2024.

IN WITNESS WHEREOF, we have affixed our hands this 9th day of April 2024.

WITNESSES:

Sign [Signature]
Print name: John Muley
Sign [Signature]
Print name: Cady Muley

THE ESTUARIES II CONDOMINIUM ASSOCIATION, INC.

BY: [Signature]
Kalei McElroy Blair, as Association Attorney and Agent

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

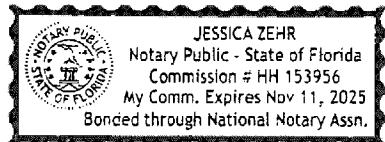
The foregoing instrument was acknowledged before me this 9th day of April 2024, by Kalei McElroy Blair, as Association Attorney and Agent for The Estuaries II Condominium Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC:

SIGN [Signature]
PRINT: Jessica Zehr

State of Florida at Large

My commission expires:



**Adopted Amendment to the Declaration of
Condominium for the Estuaries II, a Condominium**

[Proposed new text is underlined. Proposed deleted text is ~~stricken~~.]

**Section 16
OCCUPANCY AND USE RESTRICTIONS**

In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions: ...

16.13 Prohibition of Smoking and Vaping. Smoking cigarettes, cigars, pipes and consumption of vaporless tobacco products or e-cigarettes or other aromatic consumption of tobacco and nicotine products shall be prohibited from all parts of the condominium property, with the exception of within a Grandfathered Owner's Unit. "Grandfathered Owner" shall mean Owners who consume any of the tobacco or nicotine products contemplated by this Section 16.13 at the time of its adoption and who have registered their grandfathered status with Association Management within sixty (60) days of the adoption of this Section. The right of Grandfathered Owners to consume tobacco or nicotine products as discussed in this Section are non-transferrable and shall terminate upon the sale, conveyance, lease, or other transfer of title or occupancy of the Unit.

Grandfathered Owners must make a good-faith effort to prevent the migration of smoke or vapor from inside the Unit to any other Unit, the Common Elements, and the Limited Common Elements. Good-faith efforts may include, but are not limited to, installation of weatherstripping under exterior doors, ensuring all windows are closed during consumption, and installation of air filtration equipment.

Owners are specifically required to disclose the prohibitions of this Section to any prospective purchaser of a Unit or to any prospective tenant of a Unit. Failure to comply with the prohibition of this provision shall constitute a nuisance pursuant to Section 16.10 of the Declaration.