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VIA E-MAIL ONLY

PRIVILEGED & CONFIDENTIAL
ATTORNEY/CLIENT COMMUNICATION

Board of Directors
Pipers Glen Condominium Association, Inc.
c/o Ameri-Tech Community Management

Re: Restrictions on Ownership

Dear Board Members:

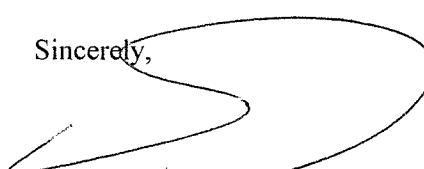
The Board has requested clarification regarding the impact of an amendment made to the Declaration of Condominium in 1997 that provides the Association with the ability to restrict certain ownership of a unit. Article XVIII, Section 15, of the Declaration of Condominium, states as follows:

Section 15. The ownership of units within the condominium is restricted to natural persons. Non-natural persons or entities which include but are not limited to a corporation, partnership, and trusts should not be eligible for ownership of a unit, except a mortgagee who obtains title as a result of a foreclosure or a deed in lieu of foreclosure. No person shall own directly or indirectly more than one unit within the condominium. This amendment shall not affect the validity of any title held as of the date of the recording of this amendment. Any transfer or attempted transfer of a unit to other than a natural person in violation of the foregoing after the date that this amendment is recorded in the Public Records of Pinellas County Florida shall be deemed void.

The above provision may be applied to restrict ownership in the name of a corporation, partnership or trust, and to require that title to the units be held by a natural person, with the exception of title obtained through a foreclosure sale. Additionally, no "person" may own more than one (1) unit within the condominium. That means that no single individual may be on the deed to more than one unit. However, that would not restrict a family from owning more than one unit if the units are titled separately to the individual members of the family.

Please advise if you have any further questions regarding this matter, or wish to further amend the above provision. As always, it is a pleasure serving you.

Sincerely,


Daniel J. Greenberg, Esq.