

CERTIFICATE OF AMENDMENT

TO THE

DECLARATION OF CONDOMINIUM

90075862

OF

JETTY VILLAS, A CONDOMINIUM

JETTY VILLAS CONDOMINIUM ASSOCIATION, INC., its address being 1585 Tarpon Center Drive - Venice, FL 34285, Sarasota County, Florida, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of JETTY VILLAS CONDOMINIUM ASSOCIATION, INC. is recorded in O.R. Book 1002, page 1661, et seq., of the Public Records of Sarasota County, Florida. The following amendments to the Declaration of Condominium were then submitted to the entire membership of the Association at its meeting called and held on the 26th day of April, 1990, at the Venice Community Center and approved by affirmative vote in excess of fifty-one percent (51%) of all unit owners of the Association as required by the Declaration of Condominium.

1. Article 6.4, Alteration and Improvement is amended to read as follows:

6.4 Alteration and Improvement. Except as elsewhere reserved to Developer, neither a Unit Owner nor the Association shall make any alterations in the portions of a Unit that are to be maintained by the Association, or remove any portion of such, or make any additions to them, or do anything that would jeopardize the safety or soundness of the Unit, or impair any easements, without first obtaining the approval in writing of owners of all Units in which such work is to be done, and the approval of the Board of Directors of the Association. A copy of plans for all such work prepared by an architect licensed to practice in this State, shall be filed with the Association prior to the start of the work.

"6.4(a) The maintenance of alterations to common elements made or undertaken upon the request of a unit owner shall be administered and performed by the Association; however, the costs incurred for such maintenance shall be the obligation of such unit owner requesting said alterations. The Association shall maintain a record of the current maintenance agreement, which shall be made available for inspection during reasonable business hours by an affected unit owner. A prospective purchaser shall be informed of the applicability of this ongoing expense to a subsequent unit

** OFFICIAL RECORDS **
BOOK 2227
PAGE 1661

Handwritten note: Kautsky, Home (APD)

Handwritten notes: 13.00
9.40

owner and of the terms of the current main-
tenance agreement."

"b. The cost of alterations to common ele-
ments made or undertaken upon the affirmative
vote of the membership in accordance with the
Articles and Bylaws shall be borne by the
Association; maintenance expenses for said
alterations shall be borne by the Associa-
tion."

"c. The requesting party shall be responsible
for carrying out and completing any altera-
tions in accordance with the plans as sub-
mitted to, and approved by, the Board of
Directors."

2. Article 6.7, Limitation on Alteration, is hereby
added and shall read as follows:

"6.7 Limitation and Alterations. Alterations
to the common elements shall be accomplished
so as not to appear to a reasonable person
that such common elements are for the exclu-
sive use of either an individual unit owner or
a group of unit owners comprising less than
75% of all unit owners. Should any altera-
tions of common elements deviate from the
requirements of Article 6, then the Board of
Directors shall be authorized to take any and
all actions needed to return the common ele-
ments to their previous condition. The costs
of restoration of the common elements shall be
borne by the unit owner(s) responsible for
said deviation(s)."

IN WITNESS WHEREOF, said Association has caused this
Certificate to be signed in its name by its President, this 11th
day of July, 1990.

ATTEST: JETTY VILLAS CONDOMINIUM
ASSOCIATION, INC.
By: [Signature] Secretary
By: [Signature] President

WITNESSES:
[Signature] "As to Secretary"
[Signature] "As to President"

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me, a Notary
Public in and for the State of Florida at large,
personally appeared TRUDY HOLT, as President of JETTY VILLAS
CONDOMINIUM ASSOCIATION, INC., and she acknowledged before me that
she is an officer of said corporation; and she executed the

foregoing Certificate of Amendment of Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that she is authorized to execute said Certificate of Amendment of Declaration of Condominium and that the execution thereof is the free act and deed of said corporation.

WITNESS my hand and official seal at Sarasota County, Florida this 14th day of July, 1990.

Ann Marie Hansen
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 18, 1991

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared ROSALINDA C. RONCO, as Secretary of JETTY VILLAS CONDOMINIUM ASSOCIATION, INC., and she acknowledged before me that she is an officer of said corporation; and she executed the foregoing Certificate of Amendment of Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that she is authorized to execute said Certificate of Amendment of Declaration of Condominium and that the execution thereof is the free act and deed of said corporation.

WITNESS my hand and official seal at Sarasota County, Florida this 14th day of July, 1990.

Ann Marie Hansen
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 18, 1991

RECORDED IN OFFICIAL RECORDS
RECORDS VERIFIED
JUN 19 4 11 PM '90
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.