

This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
712 Shamrock Blvd.
Venice, FL 34293



CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK 3462, PGS 724-725 2 pg(s)
INSTR # 1919454
Doc Type CND. Recorded 03/09/2010 at 09:53 AM
Rec. Fee: \$18.50
Cashiered By: JEANL Doc. #: 1

CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF

LEMON BAY BREEZES, a condominium

LEMON BAY BREEZES CONDOMINIUM ASSOCIATION, INC., its address being 1401 South McCall Road, Unit 309A, Englewood, FL 34223, Charlotte County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Lemon Bay Breezes, a condominium, is recorded in O.R. Book 863, page 1963, of the Public Records of Charlotte County, Florida. The following amendment to the Declaration of Condominium was submitted to the entire membership of the Association at its meeting called and held on the 10th day of November, 2009, and approved by affirmative vote in excess of two-thirds (2/3rds) of condominium unit owners, present at the meeting either in person or by proxy, as required by the Declaration of Condominium.

Article 10, Restrictions, the introductory paragraph and paragraph (H), is hereby amended to read as follows:

10. RESTRICTIONS. The following restrictions shall be applicable to all unit owners and shall be covenants running with the land of the condominium.

H. Leasing. Lease restrictions are as follows:

1. After approval of the Association elsewhere required, the entire apartment may be rented. No individual rooms may be rented and no transient tenants may be accommodated.

2. No apartment owner is permitted to rent or lease his apartment at any time during the first two years of ownership.

23. No apartment shall be subleased.

34. No more than four (4) persons shall be permitted to reside in a leased apartment.

45. The minimum terms of a lease shall be thirty (30) consecutive days and the maximum term shall be not more than twelve (12) consecutive months.

56. Each lease renewal shall require Board approval. The Board, in its discretion, may deny approval of the tenant, as is permitted under Article 11 of this Declaration.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 16th day of ~~January~~ ^{February}, 2010.

ATTEST:

LEMON BAY BREEZES CONDOMINIUM
ASSOCIATION, INC.

By: Rose N. Najarian
Secretary

By: Rosario Bartoli
ROSARIO BARTOLI, President

WITNESSES:

Kathryn G. Councilman
Marian C. R.
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 ROSARIO BARTOLI, as President and Rose N. Najarian, as Secretary, of LEMON BAY BREEZES CONDOMINIUM ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of Condominium and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Charlotte County, Florida this 16th day of ~~January~~ ^{February}, 2010.



Kathryn G. Councilman
Printed Name of Notary:
KATHRYN G. COUNCILMAN
Notary Public
Commission # DD 899388

My Commission Expires: