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INSTRUMENT # 2009003843 2 PGS
2009 JAN 13 08:40 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#1124032

✓ This instrument prepared by:
Richard A. Weller, Esquire
Porges, Hamlin, Knowles, Prouty,
Thompson & Najmy, P.A.
1205 Manatee Avenue West
Bradenton, Florida 34205
941.748.3770



STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION ONE

**NOTICE OF OPT OUT VOTE
RECORDED PURSUANT TO SECTION 718.111(11)(m), FLORIDA STATUTES**

WHEREAS, the Amended and Restated Declaration of Condominium of Strathmore Riverside Villas, a Condominium, Section One, was recorded as Instrument #2005265829, of the Public Records of Sarasota County, Florida;

WHEREAS, the Original Declaration of Condominium of Strathmore Riverside Villas, a Condominium, Section One, was recorded in Official Record Book 836, Page 207, of the Public Records of Sarasota County, Florida;

WHEREAS, Sections 718.111(11)(k) and (l), *Florida Statutes* (2008), state that any condominium may opt out of the provisions of Section 718.111(11)(j), *Florida Statutes*, regarding allocation of repair or reconstruction costs and expenses, and may allocate such repairs, costs and expenses in the manner provided in the Declaration as originally recorded or amended.

WHEREAS, the owners in this condominium have voted to opt out of the above-referenced provisions, and the purpose of this document is to record the notice as required by Section 718.111(11)(m), *Florida Statutes* (2008).

NOW THEREFORE, a majority of the owners in this Condominium, as members of the Strathmore Riverside Villas Association, Inc. (the "Association"), voted to opt out of the provisions of Section 718.111(11)(j), *Florida Statutes*, regarding allocation of repair or reconstruction costs and expenses.

1. The vote to opt out of Section 718.111(j), *Florida Statutes* (2008), as described above, was conducted at an open and duly noticed meeting of the Association membership on **December 4, 2008**, at 10:00 a.m., at the Association's clubhouse.
2. From the recording date of this Notice of Opt Out Vote, all repair and/or reconstruction costs and expenses addressed in Section 718.111(j), *Florida Statutes* (2008), as it may be amended from time to time, shall be allocated in

the manner provided in the **Amended and Restated Declaration of Condominium of Strathmore Riverside Villas, a Condominium, Section One**, as recorded as Instrument #2005265829, of the Public Records of Sarasota County, Florida, as it may be amended from time to time.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its authorized officers this 31st day of December, 2008.

**STRATHMORE RIVERSIDE VILLAS
ASSOCIATION, INC.**

Signed, sealed and delivered
in the presence of:
(two (2) witnesses to President's
signature)

Eugene H. Schultz
Print Name: EUGENE SCHULTZ
John J. Penrick
Print Name: JOHN J. PENRICK

By: Thomas E. Keating
Print Name: THOMAS E. KEATING
As its President

Attest:


By: Florence Novack
Print Name: FLORENCE NOVACK
As its Secretary

STATE OF FLORIDA)
COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me this 31st day of December, 2008 by Thomas E. Keating, as the President of the Strathmore Riverside Villas Association, Inc., on behalf of the corporation, who: () is personally known to me; or () has produced as identification.

Marcia A. Collins
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 **Marcia A. Collins**
Commission # DD425406
Expires: JUNE 20, 2009
Bonded Thru Atlantic Bonding Co., Inc.