

✓ This instrument prepared by:
Richard A. Weller, Esquire
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Bradenton, Florida 34205
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009003845 2 PGS
2009 JAN 13 08:40 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#1124032



STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION THREE

**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 Three, was recorded as Instrument #2005265831, of the Public Records of Sarasota County, Florida;

WHEREAS, the Original Declaration of Condominium of Strathmore Riverside Villas, a Condominium, Section Three, was recorded in Official Record Book 897, Page 685, 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(11)(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(11)(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 Three, as recorded as Instrument #2005265831, 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)

Print Name: EUGENE SCHULTZ

Print Name: JOHN J. PEMRICK

By: Thomas E. Keating

Print Name: THOMAS E. KEATING
As its President

Attest:

By: Elene Novack

Print Name: ELENE 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 Through Atlantic Bonding Co., Inc.