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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1735348

This instrument prepared by:
Richard A. Weller, Esquire
Najmy Thompson, P.L.
1401 8th Avenue West
Bradenton, Florida 34205



**CERTIFICATE OF AMENDMENT
TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF
STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM,
SECTION ONE**

WHEREAS, the Amended and Restated Declaration of Condominium of Strathmore Riverside Villas, a Condominium, Section One (the "Declaration") was recorded as Instrument #2005265829, in the Public Records of Sarasota County, Florida. The Original Declaration of Condominium creating the condominium was recorded in Official Record Book 836, Page 207 of the Public Records of Sarasota County, Florida.

WHEREAS, the owners of the units subject to the provisions of the Declaration have found it necessary to amend this Declaration.

NOW THEREFORE, the owners in this Condominium, as members of the Strathmore Riverside Villas Association, Inc. (the "Association"), voted to amend Section 8.3 of the Declaration as follows:

(Words in ~~strike-through~~ type are deletions from existing text; underlined words are additions)

8.3 Units may be rented after prior written approval by the Association as elsewhere herein set forth in Article XII. A Unit shall not be rented for a period of less than three (3) months nor more than three (3) years, and no Unit shall be rented more than two (2) times in any calendar year. No subleasing shall be permitted. Renewals of leases must be approved by the Association. The occupancy of a lease Unit thereof shall only be the Lessee, his family, and guests. The maximum number of leased Units in the Condominium is limited to fifteen percent (15%) at anytime. However, the exception to the 15% limit are those Units leased by the Association as a result of foreclosure or collection situations where the Association has gained title or been given written permission to lease a delinquent Unit. The maximum number of such leases in Sections 1, 2, & 3 combined shall not exceed five (5) at any given time. These units will be counted separately and not part of the 15% owner rental cap. Age restrictions specified in Section 8.11 apply to all leases.

CERTIFICATE OF AMENDMENT

The undersigned officers of the Strathmore Riverside Villas Association, Inc., a Florida not-for-profit corporation, hereby certify that this Amendment to the Amended and Restated Declaration of Condominium of Strathmore Riverside Villas, a Condominium, Section Three, was adopted by at least two-thirds (2/3) of the owners in this Condominium, through a vote conducted at a meeting of the members on April 4, 2014. The undersigned further certify that this amendment was adopted in accordance with the condominium documents and applicable law.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its authorized officers this 23rd day of April, 2014.

Witnesses (two) Signatures: STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

1. Signed: Lois Alpscomb-Risacher By: x Susan Harley
Print Name: Lois Alpscomb-Risacher Susan Harley, as its President

2. Signed: Margaret A. Gutter
Print Name: MARGARET A. GUTTER

Attest:
By: Harriet Marek
Harriet Marek, as its Secretary

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 23rd day of April, 2014, by Susan Harley, as President of Strathmore Riverside Villas Association, Inc., and attested by Harriet Marek, as Secretary of the Association. They are personally known to me or have produced _____ as identification.

Christine E. Tierney
Notary Public, State of Florida

