

Prepared by and Return to:
Michael W. Cochran, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Road, Bldg. B
Sarasota, FL 34237
Telephone: (941) 366-9191

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
OF
THE GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration for THE GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM (which Declaration is originally recorded at Official Records Book 3012, Page 725 et seq., of the Public Records of Sarasota County, Florida) was approved and duly adopted at a Special Membership Meeting of GARDENS III AT WATERSIDE VILLAGE ASSOCIATION, INC. (herein, the "Association") held on April 28, 2023, as required by Paragraph 22 of the Declaration. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 3rd day of May, 2023.

Signed, sealed and delivered:
in the presence of:

sign Deborah H Green

print Deborah H Green

sign Angela J Prokopiak

print Angela J. Prokopiak

**GARDENS III AT WATERSIDE VILLAGE
ASSOCIATION, INC.**

By: Katie Mapel-Keen
Katie Mapel Keen, Vice President

Attest: Christina Holmes
Christina Holmes, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 3rd day of May, 2023, by Katie Mapel Keen, as Vice President of Gardens III at Waterside Village Association, Inc., who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC



Angela J. Prokopiak
Notary Public
State of Florida
Comm# HH039284
Expires 9/21/2024

sign Angela J Prokopiak
print Angela J. Prokopiak
State of Florida at Large (Seal)
My commission expires:

AMENDMENT
DECLARATION OF CONDOMINIUM
OF
THE GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM

[Additions are indicated by underline; deletions by ~~strike-through~~]

14. SALE, TRANSFER, LEASE OR OCCUPATION OF UNIT. Prior to the sale or transfer of any unit within the condominium, the unit owner shall provide to the Association written notice reciting the name, permanent address and telephone number of the transferee party. Prior to the lease of a unit, the unit owner shall provide to the Association written notice reciting the name, permanent address and telephone number of the tenant. Further, in recognition of the compatibility and congeniality which must exist between the unit owners and occupants in order to make an undertaking such as a condominium development satisfactory and enjoyable to all parties in interest, the Board of Directors of the Association may from time to time promulgate rules and regulations requiring prior written approval of all sales, transfers, leases or occupation of a unit before such sale, transfer, lease or occupation shall be lawful, valid and effective.

~~The foregoing provisions shall not be applicable to conveyances from Developer.~~

- (a) Unit owners shall not lease their Unit for a period of twenty-four (24) months from the date of the Unit owner's acquisition of title.

The foregoing twenty-four (24) month restriction only applies to Unit owners that consent to this Article 14(a) amendment and Unit owners who acquire title to their units after the effective date of the recording of this Article 14(a) in the Public Records of Sarasota County, Florida.

The date of acquisition of title to a Unit shall be established by the date the deed or other instrument of conveyance is recorded in the Public Records of Sarasota County, Florida.

The leasing restrictions herein shall not apply to the Association.