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

CERTIFICATE OF AMENDMENT



AMENDED AND RESTATED DECLARATION OF CONDOMINIUM  
OF  
JACARANDA COUNTRY CLUB VILLAS, A CONDOMINIUM

AND

AMENDED AND RESTATED BYLAWS OF  
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

We hereby certify that the attached amendment to the Amended and Restated Declaration of Condominium of JACARANDA COUNTRY CLUB VILLAS, A CONDOMINIUM (which Declaration is originally recorded at Official Records Book 1413, Page 1693, et. seq., of the Public Records of Sarasota County, Florida, as amended) and the Amended and Restated Bylaws of JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC. (which original Bylaws were recorded as part of the original Declaration) were duly adopted at the Annual Membership Meeting of Jacaranda Country Club Villas Condominium Association, Inc. held on March 19, 2018. The amendment to the Amended and Restated Declaration was approved by the affirmative vote of not less than two-thirds (2/3rds) of the voting members present, in person or by proxy, pursuant to Article 17 of the Declaration. The amendment to the Amended and Restated Bylaws were approved by not less than a majority of the voting interests of the Association present, in person or by proxy, and voting at a duly noticed meeting at which a quorum is present pursuant to Section 10 of the Bylaws. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this \_\_\_\_\_ day of May, 2018.

Signed, sealed and  
delivered in the presence of:

JACARANDA COUNTRY CLUB VILLAS  
CONDOMINIUM ASSOCIATION, INC.

Sign: Kimberly A Barrett

By: Joseph Macarelli  
Joseph Macarelli, President

Print: Kimberly A Barrett

Sign: Brian Riverbark

Print: Brian Riverbark

ATTEST:

Sign: Kimberly A Barrett

By: Lee Snell  
Lee Snell, Secretary

Print: Kimberly A Barrett

Sign: Brian Riverbark

Print: Brian Riverbark

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of May, 2018, by Joseph Macarelli as President of Jacaranda Country Club Villas Condominium Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

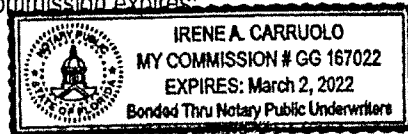
NOTARY PUBLIC

Sign: Irene A. Carruolo

Print: \_\_\_\_\_

State of Florida at Large (Seal)

My Commission expires:



STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of May, 2018, by Lee Snell as Secretary of Jacaranda Country Club Villas Condominium Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign: Irene A. Carruolo

Print: \_\_\_\_\_

State of Florida at Large (Seal)

My Commission expires:



## AMENDMENT

### AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF JACARANDA COUNTRY CLUB VILLAS, A CONDOMINIUM AND AMENDED AND RESTATED BYLAWS OF JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

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

#### I. AMENDED AND RESTATED DECLARATION OF CONDOMINIUM

9.2 **Unit Owner Maintenance.** Each Unit Owner is responsible, at his or her own expense, for all maintenance, repairs, and replacements of the Unit and those Limited Common Elements serving the Unit, if so provided herein, whether ordinary or extraordinary including, without limitation: interior non-load bearing partitions and drywall, the finishes thereof (such as paint, wallpapering, "popcorn," paneling, etc.), electrical fixtures, switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within the Unit and serving only that Unit, the structural framing related thereto (assuming non-load bearing); all electrical or plumbing facilities located in the Unit which service only the individual Unit plus all electrical facilities from the electrical meter inward, which service only that Unit; maintenance, repair and replacement of windows (glass and frame), window sills, screens, screen doors or lanai screens (including hardware and framing); sliding glass doors and the structural components thereof, including trim and caulking, Unit front entry door and the framing and structural components thereof (including trim, caulking, locks and hardware) within or servicing the Unit; the electrical, mechanical and plumbing fixtures and outlets (including connections) within a Unit and serving only that Unit including sinks, toilets, tubs, showers, shower pans, and all related Fixtures and installations; appliances; all portions of the heating and air conditioning equipment (including compressors, air handlers and freon lines) and utility installations and connections serving an individual Unit, no matter where located, dryer vents to the point of termination (even if exterior to the Unit), air conditioner discharge lines to the point of termination or connection to another discharge (even if exterior to the Unit); carpeting and other floor covering (including lanai areas); door and window hardware and locks; all other facilities or Fixtures located or contained entirely within a Unit which serve only that Unit. All incoming plumbing from the shut-off valve at the wall of the garage inward is a specific Unit Owner responsibility. Outbound plumbing is the responsibility of the Unit Owner until the point of connection to a disposal (disposal meaning the point at which the sewage outflow from the Unit meets the junction point where the city and or county pipe and/or line exists and the City or County would take over responsibility for said outflow), even if outside the Unit boundary. All said areas, if located outside of the boundaries of the Unit, are declared Limited Common Elements.

#### II. AMENDED AND RESTATED BYLAWS

1.1 Office. The office of the Association shall be at ~~Keys Caldwell Property Management 1162 Indian Hills Boulevard, Venice, Florida, Sunstate Management Group Association/Jacaranda Country Club Villas Condominium Association, 228 Ponce De Leon, Venice, FL 34285,~~ or such other location within Sarasota County, as may from time to time be determined by the Board of Directors.

...

3.4 Regular Meetings. Regular meetings of the Board of Directors shall be held monthly (September through May and tentatively scheduled June, July, and August) on the 3<sup>rd</sup> Monday of the month, and may be held at such time and place as' shall be determined from time to time by a majority of the Directors. Meetings may also be scheduled as necessary if a meeting cannot be held on the 3<sup>rd</sup> Monday of a given month. Notice of regular meetings, unless fixed by Board resolution, shall be given to each Director personally or by mail, electronic mail, telephone, or facsimile at least two days prior to the day named for such meeting.