

Prepared by and Return to:
HARVEY HALPRIN, ESQUIRE
Anderson, Givens & Fredericks, P.A.
5500 Bee Ridge Rd., Suite 201
Sarasota, FL 34233

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
SOUTH PRESERVE III AT WATERSIDE VILLAGE, A CONDOMINIUM

We hereby certify that the attached amendment to the Declaration of Condominium of South Preserve III at Waterside Village, a condominium (which Declaration was originally recorded in the Official Records as Instrument #2006056516, the Public Records of Sarasota County, Florida) were approved by the affirmative vote of the owners of at least two-thirds (2/3) of the Units at a meeting of the owners held on January 19, 2022, which is sufficient for adoption under Article 22 of the Declaration.

DATED this 3rd day of February, 2022.

Witnesses:

SOUTH PRESERVE III
AT WATERSIDE VILLAGE, INC.

sign Rochelle Ashley

print Rochelle Ashley

sign NBanks

print Nicole Banks

By: 
Terry Bell, President

Witnesses:

sign Rochelle Ashley

print Rochelle Ashley

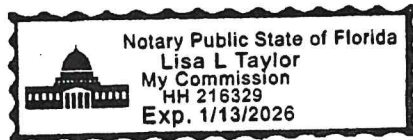
sign NBanks

print Nicole Banks

Attest: 
Bryan Knop, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of February 2022, by Terry Bell, as President of SOUTH PRESERVE III AT WATERSIDE VILLAGE, INC., on behalf of the corporation. They are personally known to me or have produced _____ as identification.



NOTARY PUBLIC

sign Lisa L. Taylor
print Lisa L. Taylor
State of Florida at Large (Seal)

My Commission expires: 01/13/2026

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of February 2022, by Bryan Knop, as Secretary of SOUTH PRESERVE III AT WATERSIDE VILLAGE, INC., on behalf of the corporation. They are personally known to me or have produced _____ as identification.



NOTARY PUBLIC

sign Lisa L. Taylor
print Lisa L. Taylor
State of Florida at Large (Seal)

My Commission expires: 01/13/2026

**AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
SOUTH PRESERVE III AT WATERSIDE VILLAGE, A CONDOMINIUM**

[Proposed next text is underlined. Proposed deleted text is ~~stricken~~.]

10. MAINTENANCE, REPAIR AND REPLACEMENT. The respective obligations of the Association and the unit owners to maintain, repair and replace the condominium property shall be as follows:

...
B. **By The Unit Owners.** Each unit owner shall maintain, repair and replace everything within the confines of his unit which is not part of the common elements (except as otherwise provided herein), including but not limited to:

- ...
- (h) all furniture, furnishings, and personal property contained within the respective unit;
 - (i) The installation, removal and or maintenance of a Radon System is the sole responsibility of the unit owner.

...

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. Any unit acquired after May 1, 2022, shall not be rented, or leased for a period of twenty-four (24) months following the acquisition of the Unit. 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.