

VENICE ACRES
IMPROVEMENT ASSOCIATION, INC.
A Corporation Not-for-Profit



March 14, 2022

TO: Venice Acres Lot Owners/Residents
SUBJECT: Association Documents (Articles of Incorporation/Bylaws/Declaration of Restrictions)

As a Homeowners Association (HOA), we are a legal entity (not-for-profit Corporation) originated by the Developer with a set of Association Documents (Articles of Incorporation/Bylaws/Declaration of Restrictions) that govern our activities along with applicable Florida Administrative Codes. Our primary function is to enforce and ensure these are followed by the Board of Directors (Board) and individual homeowners/residents as well as managing and maintaining the common areas of our community.

Being aware of and familiar with Association Documents (documents) is important for both the Board and lot owners/residents. Since these documents were first implemented by the Developer, they have been periodically amended as changes have been deemed appropriate by the Board and approved by the Association. All original and amended documents are public record and as such are filed with the Sarasota County Clerk of the Court. An Official Records Search can be performed on the Permanent Index, records from 01/01/1990 to current, online at the following URL:
<https://secure.sarasotaclerk.com/OfficialRecords.aspx>.

To view our documents, enter “venice acres” in the *Last or Business Name* field.

Included in this letter is a list of pertinent records in chronological order, starting with the most recent. The highlighted documents are related to the Declaration of Restrictions, which are discrete for Unit 1 and Unit 2 of our community. If you are unaware of which Unit your Lot resides you can search the Sarasota County Property Appraiser website at <https://www.sc-pa.com/propertysearch>.

Note: Instrument # 2011096918, that included Restated Documents, that was filed on 08/22/2011, was subsequently determined to be invalid and should not be used for reference.

Instrument Number	Date Recorded	Document Type	Title/Description
2019075721	06/07/2019	Certificate of Amendment	Amended and Restated Bylaws
2016148632	12/02/2016	Certificate of Amendment	Bylaws
2015104997	08/21/2015	Certificate of Clerk	Plat Map, Unit 1
2014023063	02/28/2014	Certificate of Amendment	Bylaws
2014023064	02/28/2014	Certificate of Amendment	Articles of Incorporation
2012111485	08/29/2012	Corporate Resolution	VOIDING of Instr. # 2011096918

Instrument Number	Date Recorded	Document Type	Title/Description
2011096918	08/22/2011	Certificate of Restatement	Restrictions/Bylaws/Articles of Incorporation
2009011973	01/30/2009	Cert. of Revived/Restated	Declaration of Restrictions, Unit I (Incl. Bylaws Revised 11/24/1992) (Incl. Articles of Incorporation, Unit II 10/05/1982)
2008143820	10/31/2008	Cert. of Filing Extension	Restrictions, Units I and II
2004063426	04/06/2004	Certificate of Clerk	Plat Map, Unit 2
2003215606	10/24/2003	Certificate of Amendment	Declaration of Restrictions, Unit II
1998140118	10/20/1998	Corr. Cert. of Amendment	Bylaws
96027431	03/11/1996	Certificate of Amendment	Bylaws
92134632	11/24/1992	Certificate of Amendment	Bylaws
864553 (SUBDIVBK25PG20)		Certificate of Ownership	Plat Map, Unit 2
748312 (SUBDIVBK24PG10)		Certificate of Ownership	Plat Map, Unit 1
662085	09/12/1986	Cert. of Revised	Declaration of Restrictions, Unit II

A copy of this letter and attachments will be retained on file at the Argus Property Management office.

Thank You,

2022 Board of Directors

Attachments: Association Documents downloaded from the Sarasota County Clerk of Court website.

Please contact the Argus Property Manager, Denise Majka at (941) 408-7419 with any questions.