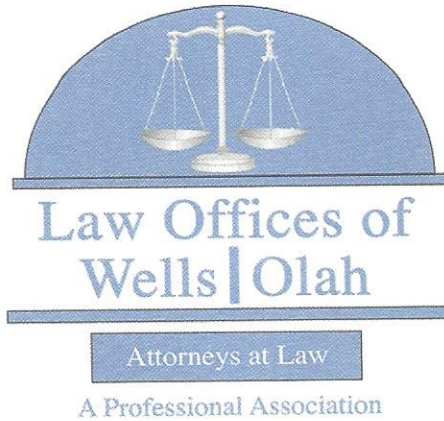


Condominium, Homeowner  
and Cooperative Associations



Kevin T. Wells, Esq.  
Paul E. Olah, Jr., Esq.



Civil Litigation  
Construction Litigation

Michael W. Cochran, Esq.  
Jackson C. Kracht, Esq.  
Joseph A. Gugino, Esq.  
Steven K. Teuber, Esq.

(TODAY) 30 OCT 2020

October 26, 2020

Nokomis Bayshore Condominium Association, Inc.  
c/o Ms. Barbara O'Grady, Manager  
Argus Management of Venice, Inc.  
181 Center Road  
Venice, FL 34285

Re: Recorded Certificate of Amendment

Dear Barbara:

Enclosed is the original Certificate of Amendment and attached amended to the Declaration of Condominium and Bylaws which were recorded at Official Records Instrument #2020145483 in the Public Records of Sarasota County, Florida, on October 20, 2020.

Please maintain these documents as part of the official records of the Association. The Association may wish to provide a copy of the documents to the owners for their records and information, but is not legally required to do so.

If you or another Association representative has a question or comment concerning this or any other matter, please let me know.

Very truly yours,

LAW OFFICES OF WELLS | OLAH, P.A.

Michael W. Cochran, Esq.  
[mcochran@kevinwellspa.com](mailto:mcochran@kevinwellspa.com)

MWC/enl  
Enclosure

THIS INSTRUMENT PREPARED BY:  
Michael Cochran, Esq.  
Law Offices of Wells | Olah, P.A.  
1800 Second Street, Suite 808  
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020145483 3 PG(S)  
October 20, 2020 10:23:18 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT**

**DECLARATION OF CONDOMINIUM  
OF  
NOKOMIS BAYSHORE CLUB, A CONDOMINIUM**

**BYLAWS  
OF  
NOKOMIS BAYSHORE CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being the President and Secretary of NOKOMIS BAYSHORE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation organized and existing to operate and maintain NOKOMIS BAYSHORE CLUB, A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in the Official Records, Book 1761, Page 0376, et seq. of the Public Records of Sarasota County, Florida, hereby certify that the attached amendments to the Declaration of Condominium and the Bylaws were adopted by the approval of not less than sixty percent (60%) of the entire membership of the Association as provided in Article 15.3 of the Declaration of Condominium, and Article 8.2 of the Bylaws.

Dated this 24 day of September, 2020.

Signed, sealed and delivered

**NOKOMIS BAYSHORE CONDOMINIUM ASSOCIATION,  
ASSOCIATION INC.**

Sign: Bella Pamilli

By: James Brost  
James Brost, President

Print: Bella Pamilli

[Corporate Seal]

Sign: Page Davis

ATTEST:  
By: Barbara Cleary  
Barbara Cleary, Secretary

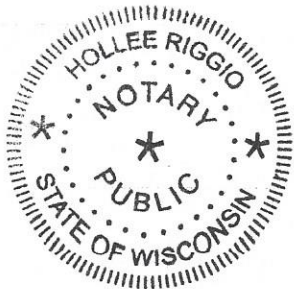
Print: Page Davis

Wisconsin  
STATE OF ~~FLORIDA~~  
COUNTY OF ~~SARASOTA~~  
Walworth

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2020, by James Brost as President of NOKOMIS BAYSHORE CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced DIVERS License as identification and who did (did not) take an oath.

My Commission Expires: 11/28/2022

Hallee Riggio  
Notary Public  
Print Name: Hallee Riggio



AMENDMENT  
DECLARATION OF CONDOMINIUM  
OF  
NOKOMIS BAYSHORE CLUB, A CONDOMINIUM

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

7.7 Limited Common Element Elevator Lift. Pursuant to Section 7.6 of this Declaration of Condominium, the ten (10) Unit owners have approved the material alteration of the Common Elements by the installation of an elevator lift on the Phase 1 Building.

The owners of Units 1, 2, 3, 4, 5, 6, and 7 have independently pooled their resources to pay for the elevator lift and the installation of the elevator lift, and have agreed to donate the elevator lift to the Association.

Pursuant to Section 718.110(14), Florida Statutes, the ten (10) Unit owners have approved the elevator lift being classified as a limited common element for the exclusive use of the owners of Units 1, 2, 3, 4, 5, 6, and 7.

Pursuant to Section 718.113(1), Florida Statutes, the administration of the maintenance, repair, and replacement of the limited common element elevator lift shall be the responsibility of the Association.

Pursuant to Section 718.113(1), Florida Statutes, the expenses associated with the maintenance, repair, and replacement of the limited common element elevator lift shall only be levied against the owners of Units 1, 2, 3, 4, 5, 6, and 7.

The expenses levied against the owners of Units 1, 2, 3, 4, 5, 6, and 7, associated with the maintenance, repair, and replacement of the limited common element elevator lift shall be apportioned equally (1/7<sup>th</sup> each) to the owners of Units 1, 2, 3, 4, 5, 6, and 7.

Pursuant to Section 718.113(1), Florida Statutes, the Association may use the provisions of Section 718.116, Florida Statutes to enforce payment of the expenses levied against the owners of Units 1, 2, 3, 4, 5, 6, and 7, associated with the maintenance, repair, and replacement of the limited common element elevator lift.

**AMENDMENT**  
**BYLAWS**  
**OF**  
**NOKOMIS BAYSHORE CONDOMINIUM ASSOCIATION, INC.**

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

6.4 Special Assessments for Non-Emergencies. ~~Special~~ Assessments for common expenses of non-emergencies that cannot be paid from the quarterly assessments for common expenses shall be made only after notice of the need for such proposed assessment is given unit owners. After such notice an upon approval in writing by sixty percent (60%) of the voting interests of the Association ~~persons entitled to cast at least one-half of the votes of the unit owners concerned,~~ the assessment shall become effective and it shall be due and payable at such time and in such manner as the Board of Directors of the Association may require in the notice of assessment.

A. Special Assessments for Emergencies. ~~Special assessments for common expenses of emergencies that cannot be paid from the quarterly assessments for common expenses shall be made after approval of the Board of Directors. Upon approval by the Board of Directors the special assessment shall become effective and it shall be due and payable at such time and in such manner as the Board of Directors of the Association may require in the notice of assessment.~~