

(TODAY)

28 JAN 2021

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

Prepared by and Return to:
Michael W. Cochran, Esq.
Law Offices of Wells | Olah, P.A.
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Sarasota, FL 34236
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CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
OF
GOLFVISTA CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Condominium of Golfvista Condominium (which Declaration is originally recorded at Book 2199, Page 2697 of the Official Records of Sarasota County, Florida) were approved and duly adopted at a special membership meeting of GOLFVISTA CONDOMINIUM ASSOCIATION, INC. (herein, the "Association") held on July 22, 2020, by the affirmative vote of not less than 2/3rds of the unit owners as required by paragraph 24 of the Declaration of Condominium. The amendments were also approved by institutional first mortgagees holding not less than 51% of the first mortgages on units in the condominium, in accordance with Section 718.110(11), Florida Statutes.

Pursuant to Section 718.110(11), Florida Statutes, attached hereto and incorporated herein is an affidavit of the Association that attests that the Association has complied with the statutory mandated procedures and 100% of the institutional mortgagees have consented to the attached amendments to the Declaration of Condominium, either via written consent or the institutional mortgagee failed to respond within sixty (60) days and their consent is, therefore, deemed to be provided to the amendments to the Declaration of Restrictions..

DATED this 6 day of January, 2021.

Signed, sealed and delivered

GOLFVISTA CONDOMINIUM ASSOCIATION, INC.

sign Zach Laurie

By: Mark Schuelke
Mark Schuelke, President

print Zach Laurie

sign Nicole Kamisher

Attest: Kathleen Knezevich
Kathleen Knezevich, Vice President

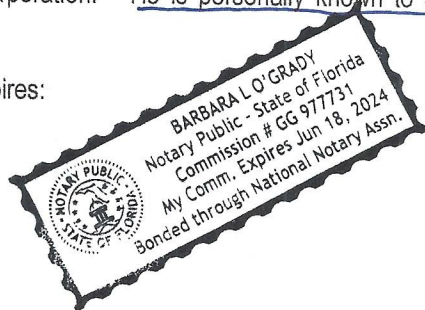
print Nicole Kamisher

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 6th day of January, 2021, by Mark Schuelke as President of Golfvista Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

My Commission Expires:



NOTARY PUBLIC

sign Barbara L. O'Grady

print Barbara L. O'Grady
State of Florida at Large (Seal)

AMENDMENT
TO
THE DECLARATION OF CONDOMINIUM
OF
GOLFVISTA CONDOIMINIUMS

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

21. Institutional mortgages. All savings and loan associations, banks for their subsidiaries or their affiliates holding first mortgages upon any of the condominium units are here and referred to as "institutional mortgages." The termination of the condominium ~~and any amendments to the provisions of the declaration shall~~ require the written consent of institutional first mortgagee's holding at least 51% of such first mortgages, ~~except for amendments by developer ss herein and after provided.~~ The written consent of institutional first mortgagee's holding at least 51% of such mortgages shall be first obtained prior to any amendments to this Declaration that materially and adversely affect the rights or priority of institutional first mortgagees. Said consent shall not be unreasonably withheld. ~~Any institutional first mortgagee that requires title to a unit through mortgage foreclosure or acceptance of a deed in lieu of foreclosure shall not be liable for any assessments levied against such unit which came do prior to the acquisition of such title unless a claim of lien for such assessment was recorded prior to the recording of the mortgage.~~

AFFIDAVIT OF INSTITUTIONAL MORTGAGEE CONSENT
TO AMEND THE DECLARATION OF
GOLFVISTA CONDOMINIUM ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, authorized by law to administer oaths and take acknowledgments, personally appeared Michael W. Cochran, Esq., who, after being by me first duly sworn according to law, deposes and says:

1. Affiant is the attorney and authorized agent of GOLFVISTA CONDOMINIUM ASSOCIATION, INC. (herein, the "Association").
2. Affiant states that he conducted a search of the Public Records of Sarasota County, Florida and identified the names and address of all institutional mortgagees of record that encumber a unit in Golfvista.
3. Affiant states that the Association also contacted in writing each condominium unit owner and requested that each unit owner whose unit is encumbered by an institutional first mortgage provide the institutional mortgagee's name and payment address.
4. Affiant then contacted via certified mail, return receipt requested all identified mortgagees at all available addresses provided to or discovered by the Association via letters dated and mailed on October 5, 2020, October 13, 2020 and November 4, 2020 and requested their consent to the Amendments to Article 21 of the Declaration of Condominium.
5. Affiant hereby states that all institutional mortgagees contacted by the Association failed to respond on the merits to Affiant's October 5, 2020, October 13, 2020 and November 4, 2020 letters within sixty (60) days after the date of mailing. Pursuant to Section 718.110(11), Florida Statutes, and Article 21 of the Declaration of Condominium the institutional mortgagees have consented or are deemed to have consented to the Amendment to the Declaration of Condominium.

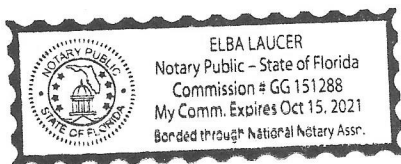
FURTHER AFFIANT SAITH NOT.



MICHAEL W. COCHRAN, ESQ.

The foregoing instrument was sworn to and subscribed before me this 14th day of January, 2021, by Michael W. Cochran as the attorney and authorized agent of Golfvista Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me.

My Commission expires:



NOTARY PUBLIC

Sign



Print



State of Florida at Large (Seal)