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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
THAYES Receipt#1690608

This instrument prepared by:  
Sharon S. Vander Wulp  
Attorney at Law  
712 Shamrock Blvd.  
Venice, FL 34293

CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
OF  
MIRABELLA, a Condominium



MIRABELLA CONDOMINIUM ASSOCIATION, INC. its address being c/o Argus Management of Venice, Inc., 181 Center Road, Venice, Florida 34285, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium is recorded in Official Record Instrument No. 2005008122 of the Public Records of Sarasota County, Florida. The following amendments to the Declaration of Condominium of MIRABELLA, a Condominium were submitted to the entire membership of the Association at its meeting called and held on the 17<sup>th</sup> day of January, 2013, and approved by affirmative vote of not less than 75% of the total voting interests of the entire membership of the Board of Directors and not less than 75% of the entire voting interests of the Association, or not less than 80% of the entire voting interests of the Association.

The amendments are as follows:

**1. Article 14.3, Responsibilities of Unit Owners and Use Restrictions, paragraph (d), leasing, is hereby amended to read as follows:**

In addition to all other obligations and duties of Unit Owners as set forth in this Declaration, every Unit Owner shall have the additional responsibilities:

14.3 To fully comply with the following restrictions governing the use of Condominium property and Units:

(d) Leasing. The term lease and rent shall be synonymous as used in this Article; lease shall also refer to rent. The following requirements shall bind Units and Unit Owners regarding leasing:

1. All tenants shall appear in person, within fourteen (14) days after occupying the Unit, for a meeting with a Board member(s) or the Board's delegated committee. The purpose of the meeting is to review the requirements set forth in the condominium governing documents. The Association shall notify the tenant of the meeting date and time;

2. Units may be rented or leased only after approval by the Association as provided for in Article XV of this Declaration; ;

3. ~~and provided that~~ Only the entire Unit may be rented and may not be subdivided, and that the occupancy thereof shall only be by the lessee, his family and guests; ;

4. ~~and further provided that~~ Units may not be leased or rented for a term less than three months; ;

5. No more than four (4) persons are permitted to occupy a leased Unit at any one time;

6. Each occupant in a leased Unit shall register with the Association office and complete the required Association application forms.

7. Pursuant to Florida law, no Unit Owner shall be permitted to lease a Unit unless all assessments, including but not limited to regular quarterly assessments or special assessments due and owing at the time of the lease are paid in full;

8. No Unit Owner shall lease his Unit in the event it is determined by the Board of Directors that the Unit is in violation of the requirements set forth in the condominium governing documents; and

9. No more than eighteen (18) units may be leased within the condominium at any one time. The order of leasing shall be on a first come, first serve basis. Beginning March 1 of each calendar year the Unit Owner may submit to the Association, by way of its managing agent, a lease application form, together with the fee for approval and a copy of the signed lease. In the event there are more than eighteen (18) units leased, then the Association shall place the remaining lease applications on a waiting list. The order of selection for the applications and the waiting list will be in the order of receipt by the Association.

**2. Article 14.3, Responsibilities of Unit Owners and Use Restrictions, is hereby amended by adding paragraph (i), Restriction on Unit Ownership, to read as follows:**

(i) Restriction on Unit Ownership. The right to Unit ownership in this condominium is limited to two (2) Units per person. In the event the Unit is titled in the name of a trust, partnership, corporation or other business entity, then the trustee, partner, corporate officer or other business entity shareholder shall be considered a person for purposes of this provision and may own two (2) Units in this condominium.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this \_\_\_\_\_ day of ~~September~~, 2013.  
NOVEMBER 25, 2013

MIRABELLA CONDOMINIUM ASSOCIATION, INC.

Richard G. Brooks  
Richard Brooks, President

WITNESSES:

Barbara Matuszewska  
Printed Name: Barbara Matuszewska

Kathleen M Vallis  
Printed Name: Kathleen M Vallis

STATE OF Michigan  
COUNTY OF Macomb

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Michigan at large, personally appeared RICHARD BROOKS, as President of Mirabella Condominium Association, Inc., and he acknowledged before me that he is such officer of said corporation; and he executed the foregoing Certificate of Amendment of Declaration Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that he is authorized to execute said Certificate of Amendment to the Declaration of Condominium and that the execution thereof is the free act and deed of said corporation. He is personally known to me or has produced his driver's license as identification and did not take an oath.

WITNESS my hand and official seal at Macomb County, this 25<sup>th</sup> day of ~~September~~, 2013.  
November

Kathleen M Vallis

Printed Name of Notary:

Notary Public  
Commission # \_\_\_\_\_

My Commission Expires:



**KATHLEEN M VALLIS**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires April 23, 2018  
Acting in the County of Macomb

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its Secretary, this 19th day of September, 2013.

MIRABELLA CONDOMINIUM  
ASSOCIATION, INC.

*Donna Astorino*  
Donna Astorino, Secretary

WITNESSES:

*Arman Mahdasian*  
Printed Name: ARMAN MAHDASIAN

*Susan Wabrek*  
Printed Name: SUSAN WABREK

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared DONNA ASTORINO, as Secretary of Mirabella Condominium Association, Inc., and she acknowledged before me that she is such officer of said corporation; and she executed the foregoing Certificate of Amendment of Declaration Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that she is authorized to execute said Certificate of Amendment to the Declaration of Condominium and that the execution thereof is the free act and deed of said corporation. She is personally known to me or has produced her driver's license as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, this 19th day of September, 2013.



SUSAN WABREK  
MY COMMISSION # EE 075999  
EXPIRES: May 29, 2015  
Bonded Thru Budget Notary Services

*Susan Wabrek*

**SUSAN WABREK**

Printed Name of Notary:

Notary Public  
Commission # EE 075999

My Commission Expires: