

This instrument prepared by:
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614 S. Tamiami Trail
Osprey, FL 34229



**CERTIFICATE OF RECORDATION OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
THE VILLAS AT BELLAGIO HARBOR VILLAGE, A CONDOMINIUM
N/K/A THE VILLAS AT OSPREY HARBOR VILLAGE**

THIS CERTIFICATE OF AMENDMENT is executed this 14 day of December, 2022, by The Villas at Osprey Harbor Village Condominium Association, Inc. f/k/a The Villas at Bellagio Harbor Village Condominium Association, Inc., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of The Villas at Osprey Harbor Village Condominium Association, Inc., in accordance with the Declaration of Condominium of The Villas at Bellagio Harbor Village, A Condominium n/k/a The Villas at Osprey Harbor Village (the "Declaration") recorded in Instrument No. 2006188236, et seq., as amended, of the Public Records of Sarasota County, Florida; and,

WHEREAS, the amendments to the Declaration were submitted to the Members of the Association at the meeting of the Members held on September 14, 2022, which meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, not less than two-thirds (2/3rds) of the voting interests present in person or by proxy at the meeting voted to approve the proposed amendments to Article 25 the Declaration stated below.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration.

New language is indicated by underlined type. Removed language is indicated by ~~stricken through~~ type.

Article 25 of the Declaration is amended as follows:

25. CONSTRUCTION OF BOAT DOCKS. Developer has filed an application (the "Application") with Sarasota County and appropriate government agencies. If the Application is granted, Developer will construct boat docks, also known as "wet slips" within condominium property as generally depicted on Exhibit "B" attached hereto. The exact number of boat docks has yet to be determined. The materials and method of constructing the boat docks is subject to approval, and will otherwise be in the sole discretion of Developer. Developer will pay the full cost to construct the boat docks. The boat docks can only be constructed if all necessary permits are granted. Therefore, Developer shall have no liability to the Unit Owners or the Association if the boat docks cannot be constructed because state and local governments refuse to approve the Application.

If the boat docks are constructed, the exclusive use of each boat dock will be assigned to a Unit by the Developer for a fee. The right to use the boat dock assigned to the Unit will be automatically transferred with the conveyance of the Unit. The right to use the boat dock may be assigned by the Unit Owner to another Unit Owner in the condominium. The right to use the dock may not be assigned to any person or entity that is not a Unit Owner.

If the boat docks are constructed, the cost of operating and maintaining the boat docks and adjacent waterways, including electrical and water service to the boat docks, will be a common expense of the Association. The boat docks and boat docking areas will be used only by ~~Unit Owners~~ Owners of Units to which the boat docks are assigned and their guests, invitees, tenants, lessees of such Units, guests and invitees and third party lessees of the boat docks. ~~Boat docks may not be leased or otherwise used by third parties who are not Unit Owners, tenants, guests or invitees.~~ Boats docked at the docking facilities may not be used as residences, and overnight occupancy will not be permitted. Use and maintenance of the boat docking facilities will be subject to the rules and regulations adopted by the ~~Association~~ Board of Directors from time to time which are not inconsistent with the provisions of this Section. The Association shall charge each Unit Owner that has been assigned a boat dock an annual fee for the use of said boat dock. The annual fee shall be determined by the Board of Directors in an amount sufficient to cover the costs associated with the operation of the boat docks and reserves for repair and replacement of the boat docks. All boat dock owners will be required to contribute towards the costs of the maintaining the waterway as outlined in the Master Declaration. Failure to pay any fees charged by the Association will result in the forfeiture of the right to use the boat dock. There will be no fueling facilities at the boat docks. There will be no fish cleaning debris or other activities which may produce pollution at the boat docks.

All other sections remain unchanged.

IN WITNESS WHEREOF, we have affixed our hands this 14 day of December 2022, in Sarasota County, Florida

Patricia Goldstein
Witness Signature

Patricia Goldstein
Printed Name

Michelle Mackinnon
Witness Signature

Michelle Mackinnon
Printed Name

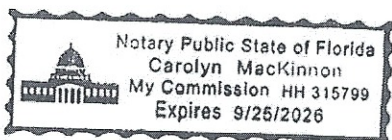
STATE OF Florida
COUNTY OF Sarasota

THE VILLAS AT OSPREY HARBOR
VILLAGE CONDOMINIUM
ASSOCIATION, INC.

Michael Shannon
Michael Shannon, President

The foregoing instrument was acknowledged before me this 14 day of December 2022, by Michael Shannon, as President, of The Villas at Osprey Harbor Village Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Carolyn MacKinnon
Notary Public, State of Florida



Patricia Goldstein
Witness Signature

Patricia Goldstein
Printed Name

Michelle Hackins
Witness Signature

Michelle Hackins
Printed Name

THE VILLAS AT OSPREY HARBOR
VILLAGE CONDOMINIUM
ASSOCIATION, INC.

Patty Diulus-Meyers
Attest: Patty Diulus-Meyers, Secretary

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 14 day of December 2022, by
Patty Diulus-Meyers, as Secretary of The Villas at Osprey Harbor Village Condominium Association,
Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced
_____ as identification.

Carolyn MacKinnon
Notary Public, State of Florida

