

This instrument prepared by:
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
THE VILLAS AT OSPREY HARBOR VILLAGE, A Condominium

THE VILLAS AT OSPREY HARBOR VILLAGE CONDOMINIUM ASSOCIATION,
INC., its address being c/o Coastal Living Real Estate and Property Management,
14001 Bellagio Way, Osprey, FL 34229, Sarasota County, by the hands of the
undersigned hereby certify that:

The Declaration of Condominium of The Villas at Osprey Harbor Village, a
Condominium, is recorded in Official Record Instrument No. 2006188236 of the Public
Records of Sarasota County, Florida. The following amendment to the Declaration of
Condominium was submitted to the entire membership of the Association at its meeting
called and held on the 24th day of November, 2014, and approved by an affirmative vote
of not less than 2/3rds of the voting interest who were present, in person or by proxy,
as required by the Declaration of Condominium.

1. **Article 12, Use Restrictions paragraph 12.11 Motor Vehicles; Parking,**
is hereby amended to read as follows:

The use of the condominium property shall be in accordance with the
following provisions:

12.11 Motor Vehicles; Parking. Parking at the Condominium
is restricted to private automobiles and passenger-type
"mini-vans", sport utility vehicles (SUV's), jeeps and pick-up
trucks having a capacity of no more than 2 tons, and those
vehicles permitted by the Master Association documents.
Abandoned or inoperable automobiles or oversized vehicles

of any kind shall not be stored or parked on any portion of the condominium property. "Abandoned or inoperable vehicle" shall be defined as any vehicle which has not been driven under its own propulsion for a period of three (3) weeks or longer; provided however, this shall not include operable vehicles left on the condominium property by owners while on vacation. No commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers or house trailers shall be permitted to be parked or to be stored on the condominium property with the exception of kayaks which may be maintained on the condominium property by way of Rule and Regulations as promulgated by the Board of Directors from time to time. For the purpose of this Section "commercial vehicles" shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The governing provisions of the Master Association Documents and determination of the Association's Board of Directors as to the commercial nature of a vehicle shall be binding. Nothing in this Section 12.12, shall prohibit the parking or storage of otherwise prohibited or restricted vehicles in an area within Osprey Harbor Village designated and made available by the Master Association for said parking and storage, subject to all restrictions, rules and regulations imposed by the Board of directors of the Master Association for such parking and storage. The prohibitions on parking contained above in this Section 12.12 shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services. No vehicle shall be parked anywhere but in garages or on paved areas intended for that purpose, or as approved by the Association for construction purposes. ~~Nothing herein shall restrict Developer or its designees from placing, parking or storing vehicles that are engaged in any activity relating to construction, maintenance, sale or marketing of any units in the Condominium.~~ No Unit owner may store more than two vehicles at Osprey Harbor Village without obtaining prior written approval from the Association and the Board of Directors of the Master Association.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 6th day of February, 2015.

ATTEST:

THE VILLAS AT OSPREY HARBOR
VILLAGE CONDOMINIUM
ASSOCIATION, INC.

Barbara A. Gelder
Barbara Gelder, Secretary

Edward J. Balchunas
Edward Balchunas, President

WITNESSES

Karen Williams
Printed Name: Karen Williams

Michelle Hacking
Printed Name: Michelle Hacking

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 EDWARD BALCHUNAS, as President and BARBARA GELDER, as Secretary, of THE VILLAS AT OSPREY HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are 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. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 6 day of February, 2015.



Linda Ossenkop
Printed name of Notary: Linda Ossenkop

Notary Public
Commission # FF 117044

My Commission Expires: June 9, 2018