

Prepared By and Return to:  
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2024101615 2 PG(S)  
July 24, 2024 11:50:12 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT**

**DECLARATION OF CONDOMINIUM  
OF**

**THE GARDENS IV OF ST. ANDREWS PARK AT THE PLANTATION**

We hereby certify that the attached amendments to the Declaration of Condominium of The Gardens IV of St. Andrews Park at the Plantation (which original Declaration was recorded at Official Records Instrument #1998104464, of the Public Records of Sarasota County, Florida) were duly adopted at the Special Membership Meeting of Gardens IV of St. Andrews Association, Inc. ("Association") held on April 22, 2024 and continued to April 29, 2024. The Amendments were approved pursuant to Article 22 of the Declaration. The Association further certifies that all amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 30th day of June, 2024.

Signed, sealed and delivered  
in the presence of:

sign: [Signature]  
print: N. K. TAMM  
address: 875 Tartan Dr # 202  
City, State, Zip: Venice, FL 34293

sign: [Signature]  
print: Barbara O'Grady  
address: 1062 E Venice Ave  
City, State, Zip: Venice, FL 34285

GARDENS IV OF ST. ANDREWS ASSOCIATION, INC.

By: [Signature]  
Gene Larkin, as President

Attest: [Signature]  
Mary Anne Burbine, Secretary

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30th day of June, 2024, by Gene Larkin, as President of Gardens IV of St. Andrews Association, Inc. who is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Sign: [Signature]  
Print: Melissa A. Moritz

My Commission Expires: 06-08-2028

**AMENDMENT**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**THE GARDENS IV OF ST. ANDREWS PARK AT THE PLANTATION**

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

14. SALE, TRANSFER, LEASE OR OCCUPATION OF UNIT. Prior to the sale or transfer of any unit within the condominium, the unit owner shall provide to the Association written notice reciting the name, permanent address and telephone number of the transferee party. Prior to the lease of a unit, the unit owner shall provide to the Association written notice reciting the name, permanent address and telephone number of the tenant. Further, in recognition of the compatibility and congeniality which must exist between the unit owners and occupants in order to make an undertaking such as a condominium development satisfactory and enjoyable to all parties in interest, the Board of Directors of the Association may from time to time promulgate rules and regulations requiring prior written approval of all sales, transfers, leases or occupation of a unit before such sale, transfer, lease or occupation shall be lawful, valid and effective.

The foregoing provisions shall not be applicable to conveyances from Developer.

(a) **Twelve (12) Month Prohibition on Leasing.**

1. **Unit Owners shall not lease/rent their Unit for a period of twelve (12) months from the date of the Unit Owner's acquisition of title.**
2. **The date of acquisition of title to a Unit shall be established by the date the deed or other instrument of conveyance is recorded in the Public Records of Sarasota County, Florida.**
3. **This amendment (14(a)) to Article 14 only applies to Unit Owners that consent to this Article 14(a) and Unit owners who acquire title to their units after the effective date of the recording of this amendment to Article 14 in the Public Records of Sarasota County, Florida.**
4. **The leasing restrictions herein shall not apply to the Association.**