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INSTRUMENT # 2025055056 2 PG(S)
April 10, 2025 01:33:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**DECLARATION
OF
THE COURTYARDS AT GONDOLA PARK, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of The Courtyards at Gondola Park, A Condominium (which original Declaration was recorded at Official Records Instrument #2003096172 of the Public Records of Sarasota County, Florida) were duly adopted at the Annual Meeting of The Courtyards at Gondola Park Condominium Association, Inc. ("Association") held on January 15, 2025, continued to February 19, 2025 and then to March 19, 2025. The Amendment was approved pursuant to Article 16 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 1st day of April, 2025.

Signed, sealed and delivered
in the presence of:

sign: Randee A. Tokajer
print: Randee A. TOKAJER
address: 491 Falkland Rd
City, State, Zip: Venice, FL 34293

sign: Barbara O'Leary
print: Barbara O'Leary
address: 1062 E Venice Ave
City, State, Zip: Venice, FL 34285

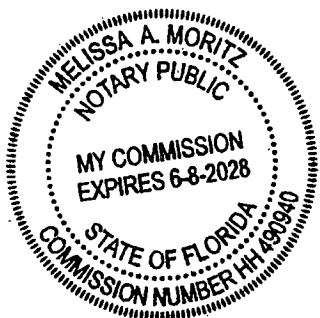
THE COURTYARDS AT GONDOLA PARK
CONDOMINIUM ASSOCIATION, INC.

By: Robert Harlem
Robert Harlem, as President

Attest: Tony McNair
Tony McNair, as Secretary

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2025, by Robert Harlem, as President of The Courtyards at Gondola Park Condominium Association, Inc. who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign: Melissa A. Moritz
Print: Melissa A. Moritz

My Commission Expires: 06-8-2028

AMENDMENT

DECLARATION OF CONDOMINIUM OF THE COURTYARDS AT GONDOLA PARK, A CONDOMINIUM

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

15.1 TRANSFERS SUBJECT TO APPROVAL. No Unit Owner may lease, or dispose of a Unit or any interest therein by sale; provided, an owner may transfer or lease a unit to his or her spouse, another member of the Association or to a trustee if the Owner, his or her spouse or lineal descendants are the sole beneficiaries, without prior approval of the Association, subject to Article 15.3 below. The Association may delegate its authority to a single director, a committee or an agent.

...

15.3 TERM OF LEASE AND FREQUENCY OF LEASING. The minimum lease term is Ninety (90) consecutive days. No lease may begin sooner than Ninety (90) days after the commencement end date of the last lease. No subleasing or assignment of lease rights by the lessee is allowed.

A. 24 MONTH PROHIBITION ON LEASING.

1. Unit Owners shall not lease/rent their Unit for a period of twenty-four (24) 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. The foregoing amendments to Articles 15.1 and 15.3 only apply to Unit Owners that consent to these Articles 15.1 and 15.3 as amended and Unit owners who acquire title to their units after the effective date of the recording of these amendments to Articles 15.1 and 15.3 in the Public Records of Sarasota County, Florida.

4. The leasing restrictions herein shall not apply to the Association.

5. Notwithstanding the foregoing, the following conveyances shall be exempt from the 24 MONTH PROHIBITION:

(i) Title transferred to the Owner's surviving spouse and/or adult children resulting from the death of the Owner.

(ii) Title transferred to a trustee (the trustee must be an adult child, adult grandchild, or another blood relative of the Owner) or the Owner's current spouse, solely for bona fide estate planning or tax reasons.

(iii) Title transferred via an Enhanced Life Estate Deed ("Lady Bird Deed") from the Owner(s) to a spouse, adult child, adult grandchild, or another blood relative of the Owner(s).