

8/4/2025 4:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3377527

This instrument prepared by and return to:
Richard A. Ulrich, Esq.
Ulrich Scarlett Watts & Dean PA
713 S. Orange Avenue, Ste. 201
Sarasota, FL 34236

**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. 1062 East Venice Avenue, Venice, FL 34285, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium was originally recorded in Official Records Instrument Number 2005008122 of the Public Records of Sarasota County, Florida, and amended from time to time. The following amendment to the Declaration of Condominium was submitted to the entire membership of the Association at its meeting called and held on January 11, 2024, 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 interest of the Association, as follows:

Deleted language is shown as ~~stricken through~~ and new language is shown as underlined

**ARTICLE XIV – USE RESTRICTIONS
RESPONSIBILITIES OF UNIT OWNERS AND USE RESTRICTIONS**

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. 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. 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 registered 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; and.
 10. No Unit Owner may lease their Unit during the first year after taking title to the Unit. The year shall begin on the date the transfer document shall be recorded in the Public Records of Sarasota County, Florida. Current Unit Owners and family members of current Unit Owners are exempt from this one year waiting period.
- (e) No reflective window coverings shall be permitted on the windows of a Unit.
 - (f) No antennas, basketball backboards, poles or hoops, bird feeders or other devices shall be permitted on the exterior of a Unit or the Common Elements. However, a Unit Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
 - (g) No signs, except those permitted by the Developer, shall be placed on the exterior of a Unit, showing through the window of a Unit, or the Common Elements.
 - (h) No clothes or clothes lines shall be attached to or hung from the exterior of a Unit or the Common Elements.

IN WITNESS WHEREOF, said Association has caused this Certificate to be executed in its name by its President, this 26 day of July, 2025.

WITNESSES:

MIRABELLA CONDOMINIUM ASSOCIATION, INC. a Florida not for profit corporation

Witness #1

Ram Nelson
Print Name: Ram Nelson

By: Kathy Stephenson
Kathy Stephenson, President

Witness Address:

16855 Mercantile Blvd
Noblesville, IN 46060

Attested by:

Diane Erosa
Diane Erosa, Secretary

Witness #2

Mia Basso
Print Name: Mia Basso

Witness Address:

16855 Mercantile Blvd
Noblesville, IN 46060

STATE OF ~~FLORIDA~~ INDIANA
COUNTY OF ~~SARASOTA~~ HAMILTON

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 26th day of July, 2025, by Kathy Stephenson, President, ~~and _____~~ of MIRABELLA CONDOMINIUM ASSOCIATION, INC. on behalf of said corporation. They are Personally known to me or produced INDIANA DRIVERS LICENSE as identification.

JACKSON LOOMIS
Notary Public - State of Indiana
SEAL
Commission No. NP0756160
My Commission Expires 04/29/2032

Jackson Loomis
NOTARY PUBLIC
My Commission Expires: 04-29-2032