



ADVANCED MANAGEMENT, INC.
OF SOUTHWEST FLORIDA

The Plantation Office
899 Woodbridge Drive
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May 27, 2025

Dear Homeowner,

Please find the enclosed amendment to 4.23 Garage Doors which states “ Garage doors must be kept closed, except when opened to allow for entry and exit from the garage and/or when a resident is present in the garage.”

Please keep this as part of your official records in your governing documents. Should you have any questions please do not hesitate to contact me.

Sincerely,

Advanced Management Inc as Managing Agent for Enclaves of Venice North
Subdivision

Misty Bures

Licensed Association Community Manager

Enclosure

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025074925 2 PG(S)
May 15, 2025 10:07:01 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared By and Return to:
Michael W. Cochran, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Road, Bldg B
Sarasota, FL 34237
Telephone: (941) 366-9191



CERTIFICATE OF AMENDMENT

**DECLARATION OF RESTRICTIONS AND COVENANTS
OF
ENCLAVES OF VENICE NORTH SUBDIVISION**

We hereby certify that the attached amendment to the Declaration of Restrictions and Covenants of Enclaves of Venice North Subdivision (which Declaration is originally recorded at Official Records Instrument #2004026748, of the Public Records of Sarasota County, Florida) was approved and duly adopted at an Special Membership Meeting of ENCLAVES OF VENICE NORTH HOMEOWNERS ASSOCIATION, INC. (herein, the "Association") held on April 14, 2025. The amendment was approved pursuant to Article 14 of the Declaration. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law

DATED this 9th day of May, 2025.

Signed, sealed and delivered
in the presence of:

ENCLAVES OF VENICE NORTH
HOMEOWNERS ASSOCIATION, INC.

sign: [Signature]
print: Wish Bares
address: 899 Woodbridge Drive
City, State, Zip: Venice FL 34293

By: [Signature]
John Huston, as President

ATTEST

sign: Regina M. Bullard
print: Regina M. Bullard
address: 899 Woodbridge Dr.
City, State, Zip: Venice, FL 34293

By: [Signature]
Sandra Wilson, as Secretary

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of May, 2025 by John Huston, as President of Enclaves of Venice North Homeowners Association, Inc. who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Sign: [Signature]

Print: Alexander L Hall

My Commission Expires: 02/06/2027



ALEXANDER L. HALL
Commission # HH 332640
Expires February 6, 2027

PROPOSED AMENDMENT

DECLARATION OF RESTRICTIONS AND COVENANTS

OF

ENCLAVES OF VENICE NORTH SUBDIVISION

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

4.23 Garage Doors. Garage doors must be kept closed, except when opened to allow for entry and exit from the garage and/or when a resident is present in the garage ~~opened to permit persons or vehicles to enter and exit from a garage.~~