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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3485359

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
TERRACE VILLAS OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Terrace Villas of St. Andrews Park at the Plantation, a Condominium (which original Declaration is recorded at Official Records Instrument #2001041600 of the Public Records of Sarasota County, Florida) was approved and duly adopted at a Special Membership Meeting of Terrace Villas of St. Andrews Association, Inc. (herein, the "Association") held on September 27, 2024 as required by Paragraph 22 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 24th day of April, 2026.

Signed, sealed and delivered
in the presence of:

sign: [Signature]
print: Aaron Gould
address: 3711 Dunbar rd.
City, State, Zip: Venice, FL 34293

sign: [Signature]
print: DEVISE MAJKA
address: 1062 E. VENICE AVE.
City, State, Zip: VENICE, FL. 34285

TERRACE VILLAS OF ST. ANDREWS
ASSOCIATION, INC.

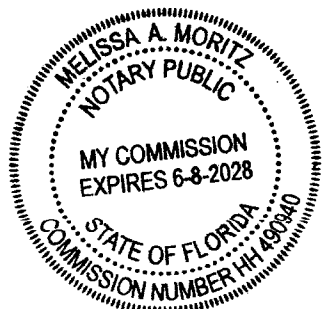
By: [Signature]
Marsha Pender, as President

Attest: [Signature]
Susan Littlehales, 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 24th day of April, 2026, by Marsha Pender, as President of The Venice Avenue Condominium Association, Inc., who is personally known to me or who has produced _____ as identification.



NOTARY PUBLIC

sign: [Signature]
print: Melissa A. Moritz
My Commission Expires:

AMENDMENT

**DECLARATION OF CONDOMINIUM
OF
TERRACE VILLAS OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM**

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

6. LIMITED COMMON ELEMENTS. The following shall be deemed to be Limited Common Elements (LCE), the use of which shall be limited to those unit owners to whom such use is assigned by the Developer or by the Association:

(a) Driveways serving a Unit or a building shall be a limited common element as to the unit or building served.

(b) Developer at its option may make available to unit purchasers certain options such as decks, patios, screened patios, spas or swimming pools (collectively the "unit additions"). These unit additions, if constructed, along with any driveway and all heating and air conditioning equipment serving a unit or units and located outside of the unit are limited common elements for the exclusive use of the owner or owners of the unit or units served and to which they shall be appurtenant.

(c) Pursuant to Section 718.110(14), Florida Statutes, the garage door and all the attachments and equipment servicing said garage door shall be limited common elements as to the unit or building served. The Board of Directors shall promulgate exterior color specifications for the garage door. Unit owners must obtain written approval from the Association before replacing and or painting said garage door.

(d) Pursuant to Section 718.110(14), Florida Statutes, the front entry door and all the attachments and equipment servicing said front entry door shall be limited common elements as to the unit or building served. The Board of Directors shall promulgate exterior color specifications for the front entry door. Unit owners must obtain written approval from the Association before replacing and or painting said front entry door.

...

10. MAINTENANCE, REPAIR AND REPLACEMENT. The respective obligations of the Association and the unit owners to maintain, repair and replace the condominium property shall be as follows:

...

B. By The Unit Owners. Each unit owner shall maintain, repair and replace everything within the confines of his unit which is not part of the common elements (except as otherwise provided herein), including but not limited to:

...

(i) Pursuant to Section 718.113(1), Florida Statutes, the Unit owners shall maintain, repair, and replace the garage door and all the attachments and equipment servicing said garage door.

(i) Pursuant to Section 718.113(1), Florida Statutes, the Unit owners shall maintain, repair, and replace the front entry door and all the attachments and equipment servicing said front entry door.