

4/28/2026 2:37 PM

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

CSC

Receipt # 3486656

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 CONDOMINIUM**

**FOR**

**MANASOTA BEACH GARDENS, BUILDING 2, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Condominium for Manasota Beach Gardens, Building 2, a Condominium (which original Declaration is recorded at Official Records Book 1211, Page 1919, *et seq.* of the Public Records of Sarasota County, Florida) were duly adopted at the Special Membership Meeting of Manasota Beach Gardens Association, Inc. ("Association") held on April 9, 2026 and continued to April 23, 2026.. The Amendment was approved pursuant to Section 8 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 27th day of April, 2026.

Signed, sealed and delivered  
in the presence of:

sign: [Signature]  
print: Aaron Boude  
address: 1062 E. Venice Ave.  
City, State, Zip: Venice, FL 34285

sign: [Signature]  
print: Randee A. Tokajer  
address: 1062 E. Venice Ave  
City, State, Zip: Venice, FL 34285

MANASOTA BEACH GARDENS ASSOCIATION, INC.

By: [Signature]  
Sherrill Pascal, as President

Attest: [Signature]  
Laurie Matthews, 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 27th day of April, 2026, by Sherrill Pascal, as President of Manasota Beach Gardens Association, Inc. who is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Sign: [Signature]  
Print: Melissa A. Moritz

My Commission Expires: 06-8-2028

**AMENDMENT**

**DECLARATION OF CONDOMINIUM**

**FOR**

**MANASOTA BEACH GARDENS, BUILDING 2, A CONDOMINIUM**

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

**8. AMENDMENTS**

The provisions of this Declaration may be amended from time to time upon the approval of such amendment or amendments by the Association pursuant to a resolution or written consent approving such amendment or amendments adopted or given by not less than 75% of the unit owners **a majority of the total Voting Interests of the Association (there are 36 Voting Interests in the Association)**, except where otherwise required by the Condominium Act or this Declaration. No amendment changing the size or dimensions of a unit shall be effective unless consented to by the unit owner, and no amendment which affects the rights, privileges or interests of the Developer shall be effective without its prior written consent. All amendments to this Declaration shall be evidenced by a certificate of the Association executed with the formalities of a deed and shall be recorded in the public records of Sarasota County, Florida.