

9/23/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3548496

Prepared By and Return to:
Thomas A. Marino II, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Road, Bldg B
Sarasota, FL 34237
Telephone: (941) 366-6181

CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM
FOR

MANASOTA BEACH GARDENS, BUILDING 2, A CONDOMINIUM

BYLAWS
OF

MANASOTA BEACH GARDENS ASSOCIATION, INC.

We hereby certify that the attached amendments to the Declaration of Condominium for Manasota Beach Gardens, Building 2, a Condominium, and Bylaws of Manasota Beach Gardens Association, Inc. (which original Declaration, and Bylaws attached as an exhibit thereto, were 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 September 10, 2026, and reconvened on September 16, 2026. The amendments were approved pursuant to Article 8 of the Declaration and Article IX of the Bylaws. The Association further certifies that all amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 22nd day of September, 2026.

Signed, sealed and delivered
in the presence of:

sign: [Signature]
print: Barbara L O Grady
address: 1062 E Venice Ave
City, State, Zip: Venice, FL 34285
sign: [Signature]
print: Aaron Goudie
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 22nd day of September, 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: 06-08-2028

AMENDMENTS
DECLARATION OF CONDOMINIUM
FOR
MANASOTA BEACH GARDENS, BUILDING 2, A CONDOMINIUM

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

22. USE RESTRICTIONS

D. Leasing Prohibition. A unit owner shall not lease a unit during the first two (2) years of ownership following acquisition of that unit's title, which shall be established by the date a deed or other written instrument conveying title is recorded in the Public Records of Sarasota County, Florida.

1. Exempt from this prohibition on leasing shall include:

(a) The Association, if it takes title to a unit following a lien foreclosure or a deed in lieu of foreclosure for unpaid assessments;

(b) Any institutional first mortgage company, if it takes title to a unit following a foreclosure of a first mortgage or a deed in lieu of foreclosure;

(c) A transfer of title to the unit owner's surviving spouse or the unit owner's blood relatives, kin, or kin trustee(s). As used herein, "kin" shall include relatives through adoption or marriage.

E. No Smoking. No person shall Smoke, or cause or permit to be caused Smoking, anywhere on or in the condominium property, which shall include the common elements, limited common elements, or a unit. In connection with this Section 22.E., the term "Smoke(s)" or "Smoking" shall include the use of any medium, such as a cigarette, cigar, pipe, JUUL, e-cigarette, or other apparatus, for burning, vaping, or transmitting tobacco or tobacco-related products, including the lighting thereof or inhaling, exhaling, or breathing therefrom.

1. Exempt from this prohibition on Smoking shall include any unit owner who holds title to a unit prior to the recording of this Declaration amendment and who currently Smokes in such unit. However, all Smoking on the common elements is prohibited. This Declaration amendment shall apply to a unit and any new unit owner upon its sale or other transfer of title and shall apply to any additional unit or units acquired by a unit owner subsequent to the date of recordation of this Declaration amendment.

2. The Board of Directors may, subject to first obtaining a material alteration vote pursuant to the Condominium Act, designate or eliminate an outdoor area located at least twenty (20) feet away from the nearest building where a person is permitted to Smoke (that is, a designated Smoking area).

3. The Board of Directors may adopt and enforce such reasonable rules and regulations as appropriate or necessary to further the intent of this Section 22.E.

[The remainder of this Declaration remains unchanged]

AMENDMENTS

BY-LAWS

OF

MANASOTA BEACH GARDENS ASSOCIATION, INC.

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

ARTICLE II. MEETINGS

Section 2. Annual meetings of the members of the Association shall be held on the second Thursday of January of each year. Notice of any meeting of members shall state the time, place, date and the purpose(s) for which the meeting is called. The notice shall include an agenda. A copy of the notice shall be continuously posted at the designated location on the condominium property not less than fourteen (14) days before the meeting. The notice of any meeting of the members shall be provided to every member by one of the following methods: (1) mailed postpaid and correctly addressed to the member's address shown in the current records of the Association, or (2) be hand delivered to the member who must in that event sign a receipt, or (3) by electronic transmission to those members who have consented to such notice. Each member bears the responsibility of notifying the Association of any change of address. Consent by a member to receive notice by electronic transmission shall be revocable by the member by written notice to the Association. Each member bears the responsibility of notifying the Association of any change of address. The posting and mailing of the notice shall be effected not less than fourteen (14) days, nor more than sixty (60) days prior to the date of the membership meeting. Proof of notice shall be given by affidavit.~~Notice of the meeting, which shall include an agenda and proposed operating budget for the following year, shall be mailed to each member thirty (30) days prior thereto. In addition to such written notice, the secretary shall conspicuously post notice of the annual meeting on the condominium property at least fourteen (14) days prior thereto.~~

Section 4. No business shall be transacted at any special meeting except as stated in the notice thereof unless by consent of persons present entitled to vote two-thirds (2/3) of the certificates of membership. Notice shall be given by the secretary of all meetings, or if the secretary shall fail to do so by the president or Board of Trustees, ~~not less than thirty (30) days before the date of any annual meeting, and not less than seven (7) days nor more than twenty one (21) days before any special meeting, stating the date, time and place of the meeting and the purpose or purposes thereof. Notices deposited in the mail, postage prepaid, and addressed to the member's last known addresses according to the Association's records, within the prescribed time or, in lieu of mailing, delivered by hand to the members or left at their residences in their absence, shall suffice.~~

ARTICLE X. ANNUAL BUDGET

A meeting of the Board or members at which a proposed annual Association budget will be considered may be conducted by video conference. A sound transmitting device must be used so that the conversation of such members may be heard by the Trustees attending in person, as well as any unit owners present at the meeting. The Board shall adopt an annual budget of common expenses for the condominium at such time, date and location as the Board designates. Copies of the proposed annual budget, and a notice stating the time, date and place of the meeting of the Board at which the annual budget will be adopted, shall be provided to all members via one of the methods set forth in Article II, Section 2 of these By-laws not less than fourteen (14) days before that meeting. The proposed annual budget must be detailed, and must show the amounts budgeted by income and expense classifications. The Board shall adopt the annual budget at least fourteen (14) days before the start of the Association's fiscal year. If at any time it appears that the annual budget may be insufficient, it may be amended by the Board of Directors for the remaining portion of the fiscal year, provided that notice of the Board meeting at which the revised budget will be considered along with a copy of the proposed revisions to the budget shall be transmitted to each member by one of the methods described in Article II, Section 2 of these By-laws.~~At the annual meeting of the Association, prior to election of Trustees, the proposed budget for the ensuing year shall be presented by the Trustees for discussion by the membership. Following discussion, the Board shall vote to approve the budget. In the event that the proposed budget for the ensuing year exceeds 115% of the budget for the prior year, then the unit owners shall vote to approve or disapprove the proposed budget. If the proposed budget is disapproved, the annual meeting shall be adjourned until the budget proposed can be modified and again presented to the membership for its approval.~~

[The remainder of these By-laws remains unchanged]