

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020114564 3 PG(S)
August 24, 2020 04:17:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



Prepared by and return to:
Kevin T. Wells, Esq.
Law Offices of Wells | Olah, P.A.
1800 Second Street, Suite 808
Sarasota, FL 34236
Telephone: (941) 366-9191

CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
OF
KEY POINT VILLAGE, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Condominium of **KEY POINT VILLAGE, A CONDOMINIUM** (which Declaration was originally recorded at Official Records Book 1375, Page 1013 et seq. of the Public Records of Sarasota County, Florida) was approved by not less than sixty-five percent (65%) of the total voting interests of **KEY POINT VILLAGE CONDOMINIUM ASSOCIATION, INC.** (the "Association") at the Association's July 30, 2020 special membership meeting, which is sufficient for adoption pursuant to Article 20.1 of the Declaration of Condominium. The Association further certifies that the Declaration amendment was proposed and adopted as required by the governing documents and applicable law.

DATED this 7 day of August, 2020.

Signed, sealed and
delivered in the presence of:

**KEY POINT VILLAGE CONDOMINIUM
ASSOCIATION, INC.**

Sign: Carl Smith

By: Terri Gagliardi
Terri Gagliardi, President

Print: Carl Smith

Sign: [Signature]

Print: DAVID MARSHALL

ATTEST:
By: Julie Smith
Julie Smith, Secretary

Sign: Carl Smith

Print: Carl Smith

Sign: [Signature]

[Corporate Seal]

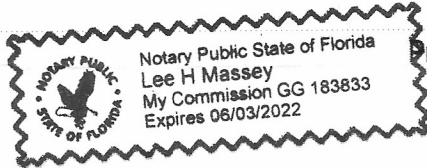
Print: DAVID MARSHALL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of August, 2020, by Terri Gagliardi as President of KEY POINT VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign: _____



Print: LEE H. MASSEY

State of Florida at Large (Seal)

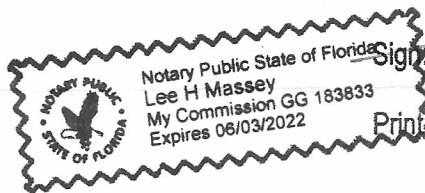
My Commission expires: 06/03/2022

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of August, 2020, by Julie Smith as Secretary of KEY POINT VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign: _____



Print: LEE H. MASSEY

State of Florida at Large (Seal)

My Commission expires: 06/03/2022

AMENDMENTS

DECLARATION OF CONDOMINIUM OF KEY POINT VILLAGE, A CONDOMINIUM

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

8. LIMITED COMMON ELEMENTS:

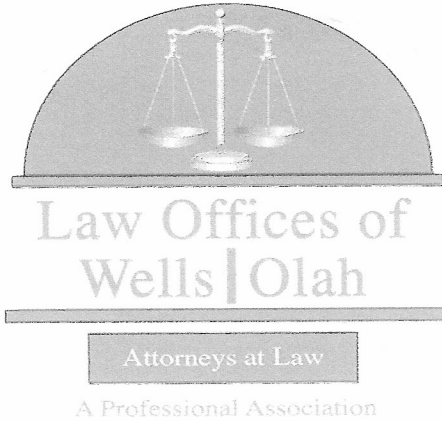
8.1 Description and Maintenance of Limited Common Elements. Certain common elements have been reserved for the use of a particular unit or units, to the exclusion of the other units. The limited common elements and the units to which their exclusive use is appurtenant are described in this Declaration and the recorded plot plans. The following common elements are hereby designated as limited common elements or are part of the unit:

...
(E) Balconies and Lanais Part of Unit. Any balcony or lanai that is exclusively serving a unit is part of the unit. The day-to-day cleaning, care and painting of the interior surfaces of the walls, floor, and ceiling bounding said area and the cost thereof is the responsibility of the unit owner. The Association shall be responsible for the maintenance, repair and replacement of the wooden balcony structure, the lanai slab and the lanai concrete block wall and the cost shall be a common expense. ~~As of the date of recording this Declaration certain balconies and lanais have been enclosed with screening.~~ After obtaining the prior written approval of the Association's Board of Directors, a unit owner may screen the owner's balcony or lanai. No balcony or lanai shall be screened without the prior written approval of the Board of Directors. The Board of Directors may adopt and amend guidelines and specifications for such screen enclosures. The maintenance, repair, replacement and insurance of such screens and screen enclosures and the costs thereof shall be the unit owner's expense. If any screen or screen enclosure improvement must be partially or fully removed and/or destroyed in order for the Association to perform any of its maintenance, repair or replacement responsibilities, the Association shall not be responsible for any damage caused thereto or the cost of replacement thereof. No balconies or lanais shall be enclosed with glass or other material. ~~other than those that have already been enclosed on the day this Declaration is recorded in the public records of Sarasota County, Florida.~~

Condominium, Homeowner
and Cooperative Associations



Kevin T. Wells, Esq.
Paul E. Olah, Jr., Esq.



Civil Litigation
Construction Litigation

Michael W. Cochran, Esq.
Jackson C. Kracht, Esq.
Joseph A. Gugino, Esq.
Steven K. Teuber, Esq.

August 28, 2020

Key Point Village Condominium Association, Inc.
c/o Ms. Stacia Searcy, Manager
Community Association Management by Stacia, Inc.
1990 Main Street, Suite 750
Sarasota, FL 34236

Re: Recorded Certificate of Amendment

Dear Stacia:

Enclosed is the original Certificate of Amendment and attached amendment to the Declaration of Condominium which were recorded at Official Records Instrument #2020114564 in the Public Records of Sarasota County, Florida, on August 24, 2020.

Please maintain this document as part of the official records of the Association. The Association may wish to provide a copy of the document to the owners for their records and information, but is not legally required to do so.

If you or another Association representative has a question or comment concerning this or any other matter, please let me know.

Very truly yours,

LAW OFFICES OF WELLS | OLAH, P.A.

Kevin T. Wells, Esq.
kwells@kevinwellspa.com