



ICARD MERRILL

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Telese L. Zuberer, Esq.
Community Association Law
Circuit Certified Mediator

March 14, 2023

Via: Email Only

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Stacia Searcy, Association Manager
Community Association Management by Stacia, Inc.
stacia@cam-ss.com

**Re: Le Chateau Association, Inc. ("Association") /
Certificate of Amendment to the Amended and Restated Declaration
of Condominium Le Chateau, A Condominium**

Dear Stacia,

Enclosed please find the Certificate of Amendment for the Amended and Restated Declaration of Condominium Le Chateau, A Condominium ("Declaration") that was recorded in the Public Records of Sarasota County, Florida. The Amendment to the Declaration regarding the onsite Apartment includes clarification regarding the definitions of the apartment, owners and the manager.

The Certificate of Amendment to the Declaration can be found in the Public Records of Sarasota County under Instrument #2023040804. The Amendments are enforceable upon the recording as of March 14, 2023. If you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Telese L. Zuberer, Esq.
For the Firm
Document #01706527

Enclosures: 1

3/14/2023 12:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2998505

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM LE CHATEAU, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT is executed this 8th day of March 2023, by Le Chateau Association, Inc., a Florida not-for-profit corporation ("Association").

RECITALS

WHEREAS, the Association has been established for the operation of Le Chateau, A Condominium in accordance with the Amended and Restated Declaration of Condominium Le Chateau, A Condominium recorded August 22, 2012 in Official Records Instrument # 2012108308 of the Public Records of Sarasota County, Florida, as amended from time to time ("Declaration");

WHEREAS, Article 10 of the Declaration provides that the Declaration may be amended by the affirmative vote of the members of not less than fifty-one percent (51%) of the Units in the Condominium;

WHEREAS, the Annual Meeting was held on January 31, 2023, which meeting was duly noticed, and a quorum was present in accordance with Section (d) of Article 2 of the Amended and Restated Bylaws of Le Chateau Association, Inc. ("Bylaws"); and,

WHEREAS, the amendments were approved by the requisite number of members in the Association in order to meet the Declaration approval threshold.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. *New language is indicated by underlined type.
Deleted language is indicated by ~~struck-through type~~.*

3. 1. Section C(6) of Article 6 of the Declaration shall be amended as follows:

C. **COMMON ELEMENTS.** The common elements include the land and all other parts of the Condominium not within the units, unless otherwise provided herein.

...

6. **Lobby and Detached Guest Apartment.** The lobby, hallways, elevators, and the detached guest apartment are common elements. The detached guest apartment, identified in the Plat as the Gate House, may be used as living quarters for an ~~is intended for residential use by an onsite Association manager, or~~ OR as an amenity for if not occupied by an onsite manager, may be reserved for the exclusive use by Unit Owners, their family and friends, as the case may be ~~tenants, guests and invitees on a first come first served basis.~~ The use of the guest apartment shall be overseen

by the Board of Directors in accordance with rules and regulations adopted by the Board governing the use of the ~~guest~~ apartment. A fee may be charged in connection with the exclusive use of the guest apartment.

2. Section C of Article 14 of the Declaration shall be amended as follows:

- C. **PETS.** No pets are permitted in any Condominium unit or anywhere on the Condominium property, except that one cat or one dog not over fifteen (15) pounds in weight may be kept by the onsite manager, if the ~~detached~~ Apartment is occupied as the onsite manager's residence, and the cat/dog may be carried on and off the Condominium property to and from that residence.

All other Sections remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 8th day of March, 2023.

WITNESSES:

LE CHATEAU ASSOCIATION, INC., a Florida not-for-profit corporation

Theow K. Lau

By: A. Lau

ALFONSO LAU, President

Print Name: THEOW K. LAU

Diana St. Lifer

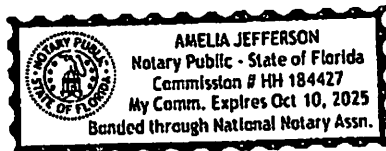
Print Name: DIANA ST. LIFER

(Seal of Corporation)

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of March, 2023 by Alfonso Lau as President of Le Chateau Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He/she is personally known to me of has produced DL 100000494120 as identification.



Amelia Jefferson
Signature of person taking acknowledgement

Amelia Jefferson
Name typed, printed or stamped

Notary Public
Title or rank

HH 184427

Serial number, if any

[SECOND SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 8th day of March, 2023.

WITNESSES:

Theo K. Lau

Print Name: THEO K. LAU

Alfonso Lau

Print Name: ALFONSO LAU

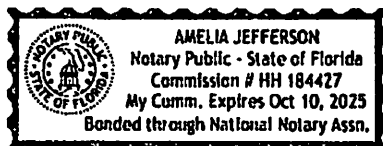
STATE OF Florida
COUNTY OF Sarasota

LE CHATEAU ASSOCIATION, INC., a Florida
not-for-profit corporation

By: Diana St. Liber
DIANA ST. LIBER, Secretary

(Seal of Corporation)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of March, 2023 by Diana St. Liber as the Secretary of Le Chateau Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He/she is personally known to me of has produced DLID 5341176648070 as identification.



Amelia Jefferson
Signature of person taking acknowledgement
Amelia Jefferson
Name typed, printed or stamped
Notary Public
Title or rank
HH 184427
Serial number, if any

Document # 01688143