

Kevin L. Edwards
Shareholder
Board Certified Specialist, Condominium and
Planned Development Law
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kedwards@beckerlawyers.com



Becker & Poliakoff
1819 Main Street
Suite 905
Sarasota, FL 34236

May 26, 2021

**Via Email: Stacia@cam-ss.com
and Via U.S. Mail**

Palm-Aire at DeSoto Lakes Country Club Condominium Association, Inc.
c/o Community Association Management by Stacia, Inc.
Attn: Stacia Searcy, Manager
1990 Main Street, Suite 750
Sarasota, FL 34236

Re: **Recorded Certificates of Amendment to Declaration of Condominium**

Dear Board of Directors:

Enclosed please find the following:

- Certificate of Amendment for No. 2 Palm-Aire at Desoto Lakes recorded electronically with the Clerk of Court of Manatee County on May 25, 2021 at Instrument #202141069446 reflecting the changes to Article XIII of the Declaration of Condominium.
- Certificate of Amendment for No. 4 Palm-Aire at Desoto Lakes recorded electronically with the Clerk of Court of Manatee County on May 25, 2021 at Instrument #202141069447 reflecting the changes to Article XIII of the Declaration of Condominium.
- Certificate of Amendment for No. 6 Palm-Aire at Desoto Lakes recorded electronically with the Clerk of Court of Manatee County on May 25, 2021 at Instrument #202141069448 reflecting the changes to Article XI, Section A of the Declaration of Condominium.

These documents should be stored in a safe place with other Association records. We maintained a copy for our records.

Should you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kevin L. Edwards".

KEVIN L. EDWARDS

For the Firm
KLE/lv
Enclosures

Prepared by and returned to:

Becker & Poliakoff, P.A.
Kevin L. Edwards, Esquire
1819 Main Street, Suite 905
Sarasota, FL 34236

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM

NO. 2 PALM-AIRE AT DESOTO LAKES COUNTRY CLUB APTS. CONDOMINIUM

I HEREBY CERTIFY that the following amendment to the Declaration of Condominium of No. 2 Palm-Aire at Desoto Lakes Country Club Apts. Condominium was duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 3rd day of March, 2021. Said amendment was approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 519, Page 730 *et seq.*, of the Public Records of Manatee County, Florida.

Additions indicated by underlining.

Deletions indicated by ~~striking through~~.

Article XIII of the Declaration of Condominium entitled, "Use and Occupancy" to add a new sub-section to read as follows:

Permitted Vehicles and Parking. Automobile parking spaces shall be used solely and exclusively for that purpose. No work trucks or work pick-up trucks, work vans, commercial vehicles, inoperable vehicles, vehicles not currently licensed for use on the highways, boats, trailers, motor homes, campers or recreational vehicles of any kind shall be permitted to be parked or stored at any time upon the Condominium Property except as otherwise permitted in this sub-section of Article XIII. The terms "work truck", "work pick-up truck", "work van" and "commercial vehicle" means vehicles of any kind that are used primarily for business, or which from viewing the exterior of the vehicles or any portion thereof, show or tend to show any commercial markings, signs, displays, or otherwise indicate a commercial use, or which contain tools, tool boxes or equipment transported in the vehicle incidental to any business; or which lack

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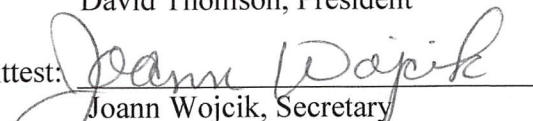
rear seats, rear or side windows. This provision applies to all owners, tenants, and their guests and other invitees. This provision shall not apply to the temporary (from 7 AM to 10 PM daily) parking of work trucks, work pick-up trucks, work vans, commercial vehicles, motor homes, campers and similar recreational vehicles during the time that such vehicles are actively being used to load/unload materials and/or to furnish maintenance, repairs or other commercial services to the Condominium Property, the Units or common elements. The Board of Directors has the responsibility and authority to decide what constitutes a work truck, work pick-up truck, work van or commercial vehicle. Violation of this paragraph shall empower the Association to tow the offending vehicle in accordance with Section 715.07, Florida Statutes (2020) as the same may be amended or renumbered from time to time.


Except for temporary parking (as explained above), Unit Owners and their tenants, guests and invitees are permitted to operate, and park only private passenger vehicles (which includes pick-up trucks used solely for private passenger use) within a carport, guest parking space or other designated parking areas within or upon the Condominium Property. All private passenger vehicles (including private passenger pick-up trucks) are permitted as long as they contain no more than four (4) wheels, fit completely within the confines of the Unit Owner's carport space, guest space or other designated parking space, do not exceed 78" in height and 97" in width including mirrors, 19' 6" in length including hitches and the beds are empty or covered.

All vehicles must be fully operational and licensed, and all vehicle licenses must contain valid, up to date registration stickers or decals.

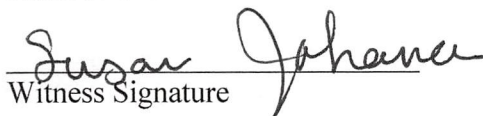
PALM-AIRE AT DESOTO LAKES COUNTRY CLUB CONDMINIUM ASSOCIATION, INC.

By: 
David Thomson, President

Attest: 
Joann Wojcik, Secretary


Witness Signature

HARRISON LOVISA
Printed Name


Witness Signature

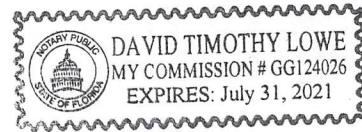
SUSAN JOHANSEN
Printed Name

STATE OF FLORIDA

COUNTY OF Madera

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of May 2021, by David Thomson as President of Palm-Aire at Desoto Lakes Country Club Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced FIDC (type of identification) as identification.

Notary Public [Signature]
Printed Name David Timothy Lowe
My Commission Expires _____



Prepared by and returned to:

Becker & Poliakoff, P.A.
Kevin L. Edwards, Esquire
1819 Main Street, Suite 905
Sarasota, FL 34236

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM

NO. 4 PALM-AIRE AT DESOTO LAKES COUNTRY CLUB APTS. CONDOMINIUM

I HEREBY CERTIFY that the following amendment to the Declaration of Condominium of No. 4 Palm-Aire at Desoto Lakes Country Club Apts. Condominium was duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 3rd day of March, 2021. Said amendment was approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 637, Page 168 *et seq.*, of the Public Records of Manatee County, Florida.

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Article XIII of the Declaration of Condominium entitled, "Use and Occupancy" to add a new sub-section to read as follows:

Permitted Vehicles and Parking. Automobile parking spaces shall be used solely and exclusively for that purpose. No work trucks or work pick-up trucks, work vans, commercial vehicles, inoperable vehicles, vehicles not currently licensed for use on the highways, boats, trailers, motor homes, campers or recreational vehicles of any kind shall be permitted to be parked or stored at any time upon the Condominium Property except as otherwise permitted in this sub-section of Article XIII. The terms "work truck", "work pick-up truck", "work van" and "commercial vehicle" means vehicles of any kind that are used primarily for business, or which from viewing the exterior of the vehicles or any portion thereof, show or tend to show any commercial markings, signs, displays, or otherwise indicate a commercial use, or which contain tools, tool boxes or equipment transported in the vehicle incidental to any business; or which lack

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rear seats, rear or side windows. This provision applies to all owners, tenants, and their guests and other invitees. This provision shall not apply to the temporary (from 7 AM to 10 PM daily) parking of work trucks, work pick-up trucks, work vans, commercial vehicles, motor homes, campers and similar recreational vehicles during the time that such vehicles are actively being used to load/unload materials and/or to furnish maintenance, repairs or other commercial services to the Condominium Property, the Units or common elements. The Board of Directors has the responsibility and authority to decide what constitutes a work truck, work pick-up truck, work van or commercial vehicle. Violation of this paragraph shall empower the Association to tow the offending vehicle in accordance with Section 715.07, Florida Statutes (2020) as the same may be amended or renumbered from time to time.

Except for temporary parking (as explained above), Unit Owners and their tenants, guests and invitees are permitted to operate, and park only private passenger vehicles (which includes pick-up trucks used solely for private passenger use) within a carport, guest parking space or other designated parking areas within or upon the Condominium Property. All private passenger vehicles (including private passenger pick-up trucks) are permitted as long as they contain no more than four (4) wheels, fit completely within the confines of the Unit Owner's carport space, guest space or other designated parking space, do not exceed 78" in height and 97" in width including mirrors, 19' 6" in length including hitches and the beds are empty or covered.

All vehicles must be fully operational and licensed, and all vehicle licenses must contain valid, up to date registration stickers or decals.

PALM-AIRE AT DESOTO LAKES COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

By: David Thomson
David Thomson, President

Attest: Joann Wojcik
Joann Wojcik, Secretary

[Handwritten Signature]

Witness Signature

HARRISON LOVISA
Printed Name

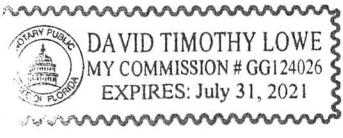
Susan Johansen
Witness Signature

SUSAN JOHANSEN
Printed Name

STATE OF FLORIDA

COUNTY OF *Manatee*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this *6* day of *May* 2021, by David Thomson as President of Palm-Aire at Desoto Lakes Country Club Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced *FLDL* (type of identification) as identification.



Notary Public *[Signature]*
Printed Name *David Timothy Lowe*
My Commission Expires _____

Prepared by and returned to:

Becker & Poliakoff, P.A.
Kevin L. Edwards, Esquire
1819 Main Street, Suite 905
Sarasota, FL 34236

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM

NO. 6 PALM-AIRE AT DESOTO LAKES COUNTRY CLUB APTS. CONDOMINIUM

I HEREBY CERTIFY that the following amendments to the Declaration of Condominium of No. 6 Palm-Aire at Desoto Lakes Country Club Apts. Condominium were duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 3rd day of March, 2021. Said amendments were approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 742, Page 274 *et seq.*, of the Public Records of Manatee County, Florida.

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Amendment to Article XI, Section A of the Declaration of Condominium entitled, "Sale or Rental of Unit" to read as follows:

In the event any unit owner wishes to sell, rent or lease his unit, the Association shall have the option to purchase, rent or lease said unit, upon the same conditions as are offered by the unit owner to a third person. Any attempt to sell, rent or lease said unit without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee. No unit owner may rent his/her unit during the first 24 months of ownership.

(The remainder of Article XI, Section A remains unchanged)

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TELEPHONE (941) 366-8826

PALM-AIRE AT DESOTO LAKES COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
David Thomson, President

Attest: [Signature]
Joann Wojcik, Secretary

[Signature]
Witness Signature

HARRISON LOVISA
Printed Name

[Signature]
Witness Signature

SUSAN JOHANNSEN
Printed Name
STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of May 2021, by David Thomson as President of Palm-Aire at Desoto Lakes Country Club Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced FL DL (type of identification) as identification.

Notary Public [Signature]
Printed Name David Timothy Lowe
My Commission Expires _____

