

Prepared by and return to:
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019075733 4 PG(S)
June 07, 2019 08:27:37 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
TUSCANY LAKE, A CONDOMINIUM**

We hereby certify that the attached amendments to the Declaration of Condominium of **TUSCANY LAKE, A CONDOMINIUM** were duly adopted by not less than 75% of the Board of Directors of **TUSCANY LAKE CONDOMINIUM ASSOCIATION, INC.** ("Association") at its May 23, 2019, 2019 meeting and by not less than 75% of the voting interests of the Association at the special membership meeting held on March 28, 2019 and reconvened on April 25, 2019 as required by Article 18.2 of the Declaration of Condominium. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

The original Declaration of Condominium of **TUSCANY LAKE, A CONDOMINIUM**, was recorded at Official Records Instrument #2004070012 of the Public Records of Sarasota County, Florida.

DATED this 23rd day of May, 2019.

Signed, sealed and delivered:
in the presence of:

sign Debra Schyvinck
print Debra Schyvinck

sign Nancy A Wilcox
print Nancy A Wilcox

sign Judy Munoz
print Judy Munoz

sign _____
print _____

**TUSCANY LAKE CONDOMINIUM
ASSOCIATION, INC.**

By: Bill Gregorio (President) *Tuscany Lake Assoc*
Bill Gregorio, President

ATTEST:

By: Joyce Brandt (Secretary)
Joyce Brandt, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of May, 2019, by Bill Gregorio as President of Tuscany Lake Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

My commission expires:

NOTARY PUBLIC

sign

Darcie J. Sheidy

print

Darcie J. Sheidy
State of Florida at Large (Seal)



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of May, 2019, by Joyce Brandt as Secretary of Tuscany Lake Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

My commission expires:

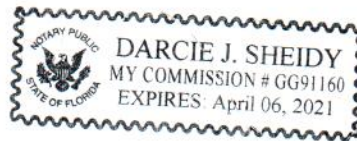
NOTARY PUBLIC

sign

Darcie J. Sheidy

print

Darcie J. Sheidy
State of Florida at Large (Seal)



**AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
TUSCANY LAKE, A CONDOMINIUM**

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

**ARTICLE XVIII
AMENDMENTS**

18.1 — Notice: Notice of the subject matter of a proposed Amendment shall be included in the notice of any meeting at which a proposed Amendment is considered.

18.2 — Resolution: An Amendment may be proposed by either the Board of Directors or by 75% of the members of the Association. The adoption of any proposed amendment, except as elsewhere provided, shall be as follows:

(a) ~~The affirmative approval of not less than 75% of entire membership of the Board of Directors, and by not less than 75% of the voting interests of the Association; or~~

(b) ~~By the affirmation approval of not less than 80% of the voting interests of the Association.~~

18.3 — Agreement: ~~In the alternative, an Amendment may be made by an Agreement signed and acknowledged by all of the record owners of the Units, in the manner required for the execution of a deed, and such Amendments shall be effective when recorded in the Public Records of Sarasota County, Florida.~~

18.4 — Proviso: ~~As permitted by Section 710.110(11), Florida Statutes, the joinder and consent of record mortgagees is required for those amendments which materially affect the rights and interests of said mortgagees, or as otherwise required by a Federal law. Said consent shall not be unreasonably withheld. Amendments which affect the rights and interests of said mortgagees include any amendments which change the configuration or size of any Unit in any material fashion, which the owner of the parcel shares the Common Expenses and owns the Common Surplus, unless the record owner of the Unit and all record Owners of liens on it join in the execution of the amendment and unless all record Owners of all other Units approve the amendment, and the creation of timeshares.~~

18.5 — Execution and Recording: ~~A copy of each amendment shall be attached to a Certificate certifying that the Amendment was duly adopted, which certificate shall be executed by the officers of the Association with the formalities required for a deed. The Amendment shall be effective when such certificate and a copy of the Amendment are recorded in the Public Records of Sarasota County, Florida.~~

18.6 — Surface Water Management System: ~~Any amendment which would affect the Surface Water Management System, including the water management portions of the Common Elements, must have prior approval of SWFWMD, the Sarasota County Engineer or its designee, and any other governmental authority with jurisdiction.~~

Amendments. Except as otherwise specifically provided herein, this Declaration of Condominium may be amended only in the manner hereinafter set forth.

18.1 Notice. Notice of a proposed amendment's subject matter shall be included in the notice of any meeting at which a proposed amendment is to be considered.

18.2 Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors, by a majority vote, or by at least fifty percent (50%) of the membership.

18.3 Vote. Members not present in person at the members' meeting considering the amendment may express their vote in writing, by limited proxy, providing such vote is delivered to the Secretary at or prior to the meeting. An affirmative vote of not less than two thirds (2/3rds) of the total voting interests of the Association is required to effect an amendment to this Declaration.

18.4 Limitation on Amendment. No amendment shall discriminate against any unit owner nor against any unit or class or groups of units unless the unit owners so affected shall consent.

18.5 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by two Association Officers with all the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Official Records of Sarasota County, Florida.