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THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
CHAD M. MCCLENATHEN, ESQ.  
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630 S. ORANGE AVENUE  
SARASOTA, FL 34236

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OFFICIAL RECORDS  
BOOK 2615 PAGE 1263

RECORDER'S MEMO: Legibility of writing, typing, or  
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CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
IRONWOOD VILLAS, A CONDOMINIUM

The undersigned officers of Ironwood Villas Condominium Association, Inc., a Florida not-for-profit corporation organized and existing to operate and maintain Ironwood Villas, a Condominium, according to the Declaration of Condominium thereof as recorded in O.R. Book 2010, Page 1912, et seq., Public Records of Sarasota County, Florida, as amended, hereby certify that the following amendments to the Declaration of Condominium were approved by not less than two-thirds (2/3) of the votes of the entire membership of the Association at an annual membership meeting held on January 10, 1996. The undersigned further certify that the amendments were proposed and adopted in accordance with condominium documentation, and applicable law.

(Additions indicated by underlining, deletions by ---, and unaffected omitted language by . . .)

ARTICLE XI  
Use Restrictions

11.2 Units. Each of the Units shall be occupied only by the owner, his tenants, servants and guests, and the respective families and guests of the owner and his tenants as a single family residence and for no other purpose. In no event may the number of permanent occupants in a unit exceed two (2) persons per bedroom. For purposes hereof, a permanent occupant shall be defined as a person who resides in a unit more than fourteen (14) continuous days, or more than thirty (30) days in a calendar year. No one under the age of 14 years can reside in a unit. No Unit may be divided or subdivided into a smaller Unit nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the Units to be affected thereby.

11.6 Leasing. Entire Units only may be rented for periods of three (3) months or longer, provided the occupancy is only by the Lessee and/or his family, his servants and guests; for single family residential use. Single family residential use shall mean occupancy by a single housekeeping unit composed of one (1) person; two (2) people whether or not related; or three (3) or more persons all of whom are related to each other by blood, marriage, legal adoption or acting as guardian, legal custodian, or legal designee of a parent for a minor child residing within the unit. It being the intention of this provision to prohibit occupancy of a unit by three (3) or more unrelated adults while clarifying that nothing herein shall be applied or construed to permit discrimination based upon familial status, handicap, or other protected classifications under Fair Housing Laws.

(All other provisions of Article XI shall remain unchanged)

ARTICLE XII  
Maintenance of Community Interests

12.2 Transfers Subject to Approval. The following transfers shall be subject to approval:

(c) Lease, Rental or Occupancy in the Absence of the Owners. No Unit Owner may lease, rent or allow his Unit to be occupied in his absence without the approval of the Association Board of Directors. This requirement for Board approval shall apply to long term guests or tenants, which shall be defined as a person who resides in a unit more than fourteen (14) continuous days, or more than thirty (30) days in a calendar year.

12.3 Approval by Association. The approval of the Association which is required for the transfer of ownership of Units, leasing, renting or occupancy in the absence of the Unit Owner shall be obtained in the following manner:

(3) Leasing, Renting or Occupancy of Unit in Absence of Unit Owner. A Unit Owner intending to lease, rent, or allow his Unit to be used in his absence shall give written notice of his intent to the Association and such other information required by the Association ~~thirty (30) days~~ fifteen (15) days prior to such rental, lease or occupancy of the Unit. ~~A tenant intending to permit a long term guest to reside in a unit shall give written notice of such intent to the Association and such other information required by the Association not less than fifteen (15) days prior to the guest occupancy.~~

(All other provisions of Article XII remain unchanged.)

Dated this 6<sup>th</sup> day of February, 1996.

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

BY: Jack W. Shaw  
JACK W. SHAW, PRESIDENT

[Signature]  
Witness Signature

Harold M. Jones  
Printed Name

Annette K. Caldwell  
Witness Signature

Annette K. Caldwell  
Printed Name

BY: Ruth M. Burt  
Ruth M. Burt, SECRETARY

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of Feb, 1996 by JACK W. SHAW, as President, and Ruth M. Burt, as Secretary of IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced [initials] as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Annette K. Caldwell  
Notary Public  
Printed Name Annette K. Caldwell  
State of Florida  
My Commission Expires 10/21/98



ANNETTE K CALDWELL  
My Commission CC40860  
Expires Oct 21 1998

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