

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012057259 2 PGS

2012 MAY 04 10:19 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

THAYES Receipt#1495814

This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
712 Shamrock Blvd.
Venice, FL 34293

CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
IRONWOOD VILLAS, A CONDOMINIUM



2012057259

Ironwood Villas Condominium Association, Inc., its address being c/o Argus Management of Venice, Inc., 181 Center Road, Venice, Florida 34285, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Ironwood Villas, a Condominium is recorded in O. R. Book 2010, Page 1912, et seq. of the Public Records of Sarasota County, Florida, as amended. The following amendments to the Declaration of Condominium were submitted to the entire membership of the Association at its meeting called and held on March 24, 2012, and approved by an affirmative vote of not less than sixty six and two-thirds percent (66 2/3%) of the total Membership as required by the Declaration of Condominium.

Article 15, Amendments, Section 15.3, Resolution and Adoption, is hereby amended to read as follows:

15.3) Resolution and Adoption.

(a) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by at least ~~sixty-six and two-thirds~~ twenty percent (20%) (~~66-2/3%~~) of the members of the Association.

(b) Vote. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, by limited proxy, providing such approval is delivered to the Secretary at or prior to the meeting. An affirmative vote of not less than 60% of those members who cast a vote, in person or by proxy, is required to effect the change to this Declaration. ~~Except as elsewhere provided, such approvals must be either by:~~

~~(a) not less than 66 2/3% of the votes of the entire membership of the Association; or~~

~~(b) until the first election of directors, only by all of the members of the Board of Directors of the Association, provided the amendment does not increase the number of Units, decrease the total area of the property included within the Condominium, or alter the common elements.~~

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 17 day of April, 2012.

ATTEST:

Ironwood Villas Condominium Association,
Inc.

By: Earl Larcher
Earl Larcher, Secretary

By: George Bessette
George Bessette, President

WITNESSES:

Denise Marie Maska
Printed Name DENISE MARIE MASKA

Barbara O. Brady
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared GEORGE BESSETTE, as President and EARL LARCHER, as Secretary of Ironwood Villas Condominium Association, Inc., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment of Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment of Declaration of Condominium and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 17th day of April, 2012.

Denise Marie Maska
Printed Name of Notary
Notary Public
Commission # EE 170276

My Commission Expires: 4/20/2016

