

**IRONWOOD VILLAS CONDOMINIUM ASSOCIATION**  
*A Corporation Not for Profit*



February 3, 2026

Dear Owners,

Please be advised that the Board of Directors of Ironwood Villas Condominium Association, Inc. will hold a Special Board Meeting for the purpose of presenting the latest version of the Amendment to Article XI, 11.2, Occupancy and Use Restrictions of our Declaration and Rules & Regulations.

**Date:** Tuesday, February 10, 2026  
**Time:** 5:00 p.m.  
**Location:** Ironwood Villas Clubhouse

This relates to the proposed amendment regarding the “pet” policy. The latest version of the amendment to be discussed is enclosed. Major changes are:

- 1) Pet weight not restricted
- 2) Length of leash included
- 3) All owners/guests/tenants required to provide proof of vaccination/licensing
- 4) The association is held harmless of any claim; Owner is held legally responsible

Please plan to attend this meeting in person or via ZOOM video. If you are unable attend, please direct your comments, thoughts, and suggestions to the President of the Ironwood board, Debbie Garcia, at [golympia55@hotmail.com](mailto:golympia55@hotmail.com) or 941-223-3160.

Thank you in advance for your participation in this important matter.

Sincerely,

Ironwood Villas Board of Directors



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**NOTICE TO HOMEOWNERS**

**IRONWOOD VILLAS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING**

**TUESDAY, FEBRUARY 10, 2026**

**5:00 P.M.**

**602 IRONWOOD CIRCLE, IRONWOOD VILLAS CLUBHOUSE  
VENICE, FL 34292**

**NOTICE IS HEREBY GIVEN OF THIS SPECIAL MEETING OF THE BOARD OF DIRECTORS. THE PURPOSE OF THIS SPECIAL MEETING IS TO CONSIDER AN AMENDMENT TO ARTICLE XI, SECTION 11.12 OF THE ASSOCIATION'S DECLARATION REGARDING POLICIES AND RESTRICTIONS FOR PETS.**

***THIS MEETING WILL BE CONDUCTED VIA VIDEOCONFERENCING. ALL MEETINGS CONDUCTED BY VIDEO CONFERENCE MUST BE RECORDED, AND SUCH RECORDING MUST BE MAINTAINED AS AN OFFICIAL RECORD OF THE ASSOCIATION.***

**Topic: Special Board Meeting**

**Time: Feb 10, 2026 05:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/85493837817>**

**Meeting ID: 854 9383 7817**

**One tap mobile**

**+13052241968,,85493837817# US**

**+16465588656,,85493837817# US (New York)**

**MEETING AGENDA**

CALL MEETING TO ORDER AND ESTABLISH QUORUM

PROOF OF NOTICE OF MEETING

NEW BUSINESS

a) Discussion regarding Approval of Amendment to Article XI, Section 11.12 of the Association's Declaration regarding policies and restrictions for pets.

OWNER COMMENTS

ADJOURNMENT

Prepared by: Debbie Garcia

President, Ironwood Villas Board of Directors

**AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
IRONWOOD VILLAS, A CONDOMINIUM**

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

**ARTICLE XI**

**OCCUPANCY AND USE RESTRICTIONS**

...

11.12 ~~No animals are allowed, except that Unit Owners may keep a~~ A maximum of two (2) pets, (as defined herein the term "pet" shall mean a dog, or cat, or bird only), not to exceed a combined weight limit of forty ~~(40) pounds shall be allowed to visit and/or reside at a Unit at any given time. Birds are also allowed as pets in the community as one of the two (2) permitted pets. Pet(s) must be kept on a leash at all times when outside the (Dwelling of a) Unit unless within a Dwelling. All leashes must be no more than six (6) feet in length. Pets must be vaccinated and licensed as required by Sarasota County. When requested by the Board, Unit Owners, Tenants, and Guests shall provide proof of such vaccination and licensing, and/or the weight of a pet. It is the Association's position that the state, county, and city law enforcement and/or animal control are the authority on whether a pet should be deemed a danger and/or nuisance to the Unit owners, Members, families, Tenants, and Guests of the Ironwood Community. The Association shall defer to state, county, and city law enforcement and/or animal control to determine whether a pet should be removed from the Ironwood Community and/or destroyed. The Unit Owner, Tenant, or Guest shall be responsible for cleaning up any excrement of his/her pet and for disposing of said excrement so that all Units and the Condominium Property are kept in a clean and sanitary condition.~~

Unit Owners are responsible for the actions of any pet visiting or residing in their Unit at any given time.

Any Unit Owner that allows a pet to reside and/or visit their Unit at any given time agrees to defend, indemnify, and hold harmless the Association against any claim, including negligence, loss or liability of any kind or character whatsoever arising from or growing out of having any pet on or within the Common Elements, or within the Condominium Property.