

12/6/2016 4:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2053882

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
KEVIN L. EDWARDS, ESQ.  
BECKER & POLIAKOFF, P.A.  
6230 UNIVERSITY PARKWAY, SUITE 204  
SARASOTA, FL 34240

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
OF  
BAYWOOD COLONY GARDEN APARTMENTS, A CONDOMINIUM**

The undersigned officers of Baywood Colony Garden Apartments Condominium Association, Inc., a not for profit Florida corporation organized and existing to operate and govern Baywood Colony Garden Apartments, A Condominium, according to the original Declaration of Condominium, thereof as recorded in the public records of Sarasota County in O.R. Book 1236, Page 1339, et seq., and all amendments thereto, hereby certifies that the following amendment to the Declaration of Condominium was duly adopted in the manner provided in the governing documents of the Association and applicable law at a duly convened meeting.

(Additions indicated by underlining, deletions by ~~strike-through~~)

1. **Amendment to Article 8 of the Declaration of Condominium to read as follows:**

8. **MAINTENANCE AND REPAIR BY UNIT OWNER:** The owners of each unit shall maintain, repair and replace at their expense, all portions of their unit, and shall keep all floors in their unit, except bathrooms, kitchens, and outside areas, covered with wall to wall carpeting or with other floor coverings that in the opinion of the Association will not transmit sound. Surfaces which face outward from the inside of a unit, for example, screens, windows, outside doors, even though a part of the unit and to be maintained, ~~and repaired and replaced~~ and replaced by the owner of the unit, shall be maintained, ~~and repaired and replaced~~ and replaced of the same style, color and materials as originally constructed by the Developer, unless the Association authorizes a uniform change. Notwithstanding the foregoing, the Association, through its Board of Directors, shall be exclusively and solely responsible for the replacement of windows may repair and maintain such outside surfaces on a uniform basis as a common expense and the owners of each unit shall otherwise be responsible for the maintenance and repair of all windows which are part of their unit at their expense, or on a unit by unit basis at the expense of the particular unit benefited.

Repair, replacement and maintenance of the common elements is the responsibility of the Association. No unit owner shall make any alteration, redecoration or change in appearance of any common elements, including by way of clarification, any portion of the exterior of the building, the interior halls, or any other public areas.

Repair, replacement and maintenance of the carport coverings is stated in Paragraph 11 (eq).

BAYWOOD COLONY GARDEN APARTMENTS  
CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_, President

ATTEST: [Signature], Secretary  
[Signature]

[Signature]  
Witness Signature

Monique Toler  
Printed Name

[Signature]  
Witness Signature

Diana L. Reed  
Printed Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11 day of NOV 2016 by \_\_\_\_\_, as President and \_\_\_\_\_, as Secretary of BAYWOOD COLONY GARDEN APARTMENTS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]  
Notary Public  
Printed Name Jill M. Mersek  
State of Florida  
My Commission Expires \_\_\_\_\_



Repair, replacement and maintenance of the carport coverings is stated in Paragraph 11 (eq).

BAYWOOD COLONY GARDEN APARTMENTS  
CONDOMINIUM ASSOCIATION, INC.

By: Charles Raine, President

ATTEST: \_\_\_\_\_, Secretary

Jessie Gupston  
Witness Signature

VICTORIA GUPSTON  
Printed Name

[Signature]  
Witness Signature

Tina Brown  
Printed Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22 day of November 2016 by Charles Raine, as President and \_\_\_\_\_, as Secretary of BAYWOOD COLONY GARDEN APARTMENTS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Penilla Nyberg  
Notary Public Penilla Nyberg  
Printed Name \_\_\_\_\_  
State of Florida  
My Commission Expires 1/28/2017

