

Prepared by and returned to:

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6/7/2022 12:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2871819

CERTIFICATE OF AMENDMENT
AMENDED DECLARATION OF CONDOMINIUM
OF
HARBOR HOUSE WEST, A CONDOMINIUM
ARTICLES OF INCORPORATION
AMENDED BYLAWS
HARBOR HOUSE WEST, INC.

I HEREBY CERTIFY that the following amendment(s) to the Declaration of Condominium of Harbor House West, A Condominium and the Articles of Incorporation and Amended Bylaws of Harbor House West, Inc. were duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 8th day of January, 2022. Said amendment(s) were approved by a proper percentage of voting interests of the Association. The original Declaration of Condominium is recorded at O.R. Book 792, Page 23 *et seq.*, of the Public Records of Sarasota County, Florida and the Amended Declaration of Condominium is recorded at O.R. Book 1018, Page 41 *et seq.*, of the Public Records of Sarasota County, Florida.

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Amendment No. 1: Article 21 n. of the Declaration of Condominium to read as follows:

21. Obligations of Members. In addition to other obligations and duties heretofore set out in this Declaration, every unit owner shall:

n. Apply sound control, acoustically tested, to a rating approved by the Board of Directors ~~HC=62 and STC=59 or better rated~~ under all floor coverings ~~with the exception of~~

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~~carpet. This regulation does not apply to the ground floor units.~~

Amendment No. 2: Article 5, Section 5.1 of the Articles of Incorporation to read as follows:

5.1 The affairs of the Association will be managed by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors. All Directors must be the a record title Owner of a Condominium Unit or the Owner's spouse, domestic partner, or their parents, grandparents and children. No Unit shall have more than one Member on the Board unless the Unit Owner owns another Unit in the Condominium. In the event a Director becomes ninety (90) days delinquent in the payment of a monetary obligation to the Association, such Director will no longer qualify to serve on the Board of Directors and will be deemed to have automatically abandoned his/her position as a Director.

Amendment No. 3: Section 6.8 of the Amended Bylaws to read as follows:

6.8 ~~An audit of the accounts of the Association shall be made annually by an audit committee consisting of three (3) Association members and the President will review the Association's financial records each year and assist in the preparation of the year-end financial reports. who will chair the committee. A copy of the audit report shall be furnished to each member not later than the annual meeting of membership of the year following the year for which the audit is made. The Association must prepare and complete financial reports each year within 90 days after the end of the fiscal year, in accordance with Section 718.111 (13), Florida Statutes, as the same now exists or may be amended or renumbered from time to time. The Association must mail or otherwise deliver a copy of the financial report to the unit owners no later than 120 days after the end of the fiscal year.~~

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HARBOR HOUSE WEST, INC.

By: Kurt Kennedy
Kurt Kennedy, President

Attest: Debbie Pallaria
Debbie Pallaria, Secretary

David R Janos
Witness Signature

DAVID R JANOS
Printed Name

Marc Gauthier
Witness Signature

MARC GAUTHIER
Printed Name

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of May 2022, by Kurt Kennedy as President of Harbor House West, Inc., a Florida Corporation, on behalf of the corporation. He is ☐ personally known to me or ☒ has produced _____ (type of identification) as identification.

Notary Public Katherine C Mann
Printed Name Katherine Cowan Mann
My Commission Expires April 27, 2026

