

3

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015125383 3 PG(S)
October 08, 2015 09:07:21 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

✓ Prepared By and Return to:
Kevin T. Wells, Esq.
Law Offices of Kevin T. Wells, P.A.
1800 Second Street, Suite 808
Sarasota, FL 34236
Telephone: (941) 366-9191
Facsimile: (941) 366-9292



CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
HARBOR HOUSE WEST, A CONDOMINIUM**

We hereby certify that the attached amendments to the Declaration of Condominium of **HARBOR HOUSE WEST, A CONDOMINIUM** were duly adopted at the Membership Meeting of **HARBOR HOUSE WEST, INC.** (herein, the "Association") held on May 21, 2015 and reconvened on June 9, 2015, by the affirmative vote of a majority of the units as required by Article 6.1 of the Declaration. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

The original Declaration of Condominium of **HARBOR HOUSE WEST, A CONDOMINIUM**, was recorded at Official Records Book 792, Page 23 et seq., and the Amended Declaration of Condominium was recorded at Official Records Book 1018, Page 41 et seq., all of the Public Records of Sarasota County, Florida.

DATED this 2nd day of October, 2015.

Signed, sealed and delivered:

**HARBOR HOUSE WEST,
INC.**

in the presence of:

sign [Signature]
print JOHN LANG

y: [Signature]
Timothy Capadalis, President

sign [Signature]
print Stacy Scott

sign [Signature]
print MUHAMMAD HASAN

Attest: [Signature]
Miriam McLaughlin, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2 day of October, 2015, by Timothy Capadalis as President of Harbor House West, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced FLDL C134805502280 as identification.



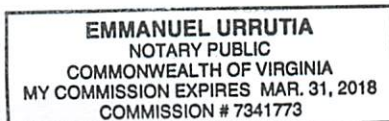
JOHN LANG
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF045277
Expires 8/13/2017

NOTARY PUBLIC

sign [Signature]
print JOHN LANG
State of Florida at Large (Seal)
My Commission Expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28th day of SEPTEMBER, 2015, by Miriam McLaughlin as Secretary of Harbor House West, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced VIRGINIA DRIVER'S LICENSE as identification.



NOTARY PUBLIC

sign [Signature]
print EMMANUEL URRUTIA
State of Florida at Large (Seal)
My Commission Expires:

AMENDMENT

DECLARATION OF CONDOMINIUM HARBOR HOUSE WEST, A CONDOMINIUM

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

21. OBLIGATIONS OF MEMBERS. In addition to other obligations and duties heretofore set out in this Declaration, every unit owner shall:

d. The Owner ~~or Occupant~~ of each Unit may keep one (1) pet of a normal domesticated household type (such as a cat or dog), which pet shall not exceed thirty-five (35) pounds at maturity. The pet must be leashed or carried at all times while outside the Unit. Any Unit Owner ~~or other resident~~ who keeps or maintains any pet upon any portion of the Condominium Property shall be deemed to have indemnified and agreed to hold the Association and each Unit Owner free and harmless from any loss, claim or liability of any kind or character of whatever nature arising by keeping or maintaining of such pet within the Condominium. All pets shall be registered with the Board of Directors and shall be otherwise registered and inoculated as required by law. ~~The restrictions of this section shall not apply to an animal trained to assist a sight or hearing impaired Unit Owner or Occupant, such as a "seeing eye dog," provided the Owner of such pet registers the animal with the Board and furnishes reasonable evidence of the existence of the handicap or the impairment of the resident, and the training and certification of the animal.~~ Unit Owners and ~~Occupants~~ shall be responsible for immediately picking up all excrement deposited by any pet. Failure to immediately pick up and properly dispose of such excrement shall be prima facie evidence that such pet is causing an unreasonable disturbance or annoyance hereunder. The ability to keep such a pet is a privilege, not a right, and the Board of Directors may order and enforce removal of any pet which becomes a source of annoyance to other residents. No reptiles, rodents, poultry, and amphibians or livestock may be kept in the Condominium, but tropical fish or caged birds are permitted.

Tenants, and their invitees, and guests are not permitted to keep (temporarily or permanently) or maintain a pet or animal in a Unit or on the Common Elements. A tenant who currently has a pet in a Unit on the date this Declaration amendment is recorded in the public records is grandfathered and may keep that pet. However, the grandfathered pet shall not be replaced upon its death or removal from the Condominium Unit.