

Prepared By and Return to:  
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**CERTIFICATE OF AMENDMENT**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**LAKE VISTA RESIDENCES, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Condominium of Lake Vista Residences, a Condominium (originally recorded in the Official Records of Manatee County, Florida at Book 2154 and Page 0216 on September 14, 2006) were proposed and duly adopted at a meeting of the members of Lake Vista Residences Condominium Association, Inc. held on May 14, 2020, by the affirmative vote of owners of not less than 70% of the Voting Interests of the entire Membership of the Association as required by Article XV, Section 15.3 of the Declaration of Condominium. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable Florida law.

DATED this 20<sup>th</sup> day of May, 2020.

**LAKE VISTA RESIDENCES  
CONDOMINIUM ASSOCIATION, INC.**

Signed, sealed and delivered  
in the presence of:

Sign: Eddy Attanasto

Print: Eddy Attanasto

Sign: Elizabeth Donegan

Print: Elizabeth Donegan

By: Warren Wollheim  
Warren Wollheim, as President

ATTEST:  
By: Sheryl Moody  
Sheryl Moody, as Secretary

[Corporate Seal]

State of Florida                    )  
County of Manatee                )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2020 by Warren Wollheim, as President of Lake Vista Residences Condominium Association, Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

My Commission Expires:

 **JEANNE MOSCHELLA**  
Commission # GG 302328  
Expires April 28, 2023  
Bonded Thru Budget Notary Services

Jeanne Moschella  
Notary Public  
Print Name: Jeanne Moschella

## AMENDMENT

### DECLARATION OF CONDOMINIUM

#### LAKE VISTA RESIDENCES, A CONDOMINIUM

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

#### ARTICLE VI

##### Use and Occupancy Restrictions

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6.10 Leasing or Loaning. Leasing or renting of a Unit by a Unit Owner is not prohibited but is restricted. No portion of a Unit (nor the entire Unit) may be rented or leased for a term of less than ~~thirty (30)~~ **ninety (90)** consecutive days **or three (3) continuous months**. The Association may by rule and regulation require any Unit Owner desiring to rent or lease a Unit to submit in writing to the Association a letter setting forth the name of the lessee, and supply such information as may be required by the Association. The Unit Owner shall be jointly and severally liable with the tenant to the Association to repair any damage to the Condominium resulting from any acts or omissions of tenant or tenant's guests (as determined in the sole judgment of the Association) and to pay for injury or damage to property caused by the negligence of the tenant or tenant's guests. All leases shall be, as are hereby made, subordinate to any lien filed by the Association, whether prior to or subsequent to such lease. All leases shall be subject to the terms and conditions of Article VIII of the Community Declaration.

The Board of Administration of the Association may, by rule and regulation, restrict and limit the loaning or lending of Units by Unit Owners. Tenants may not loan or lend the Unit they are renting.

During the period of time that a Unit is leased or loaned from others, the Unit Owner and the Unit Owner's family or guests shall not have the right to use or occupy the Association Property or Common Elements of the Condominium except as a guest in the presence of the tenant, if leased, or occupant, if loaned, of the Unit.