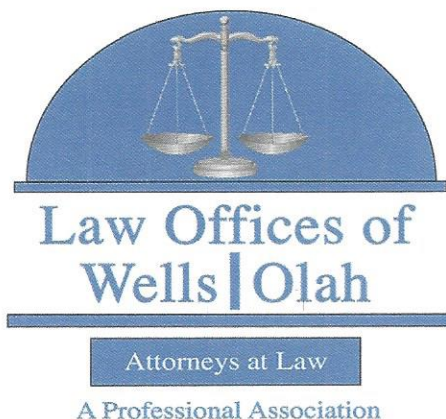


Condominium, Homeowner  
and Cooperative Associations

Kevin T. Wells, Esq.  
Paul E. Olah, Jr., Esq.



Civil Litigation  
Construction Litigation

Michael W. Cochran, Esq.  
Jackson C. Kracht, Esq.  
Joseph A. Gugino, Esq.  
Brett M. Sarason, Esq.

July 27, 2018

Lake Vista Residences Condominium Association, Inc.  
c/o Mr. Dennis Grotke, Manager  
Clubhouse/Office  
7703 Lake Vista Court  
Bradenton, FL 34202

Re: Recorded Certificate of Amendment

Dear Dennis:

Enclosed is the original Certificate of Amendment and attached amendments to the Declaration of Condominium which were recorded at Official Records Book 2738, Page 5035 in the Public Records of Manatee County, Florida, on July 18, 2018.

Please maintain these documents as part of the official records of the Association. The Association may wish to provide a copy of the documents to the owners for their records and information, but is not legally required to do so.

If you or another Association representative has a question or comment concerning this or any other matter, please let me know.

Very truly yours,

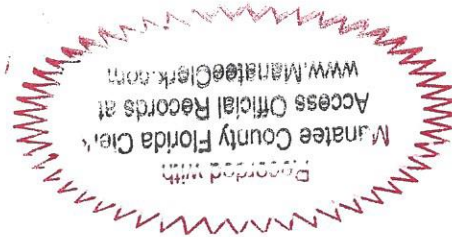
LAW OFFICES OF WELLS | OLAH, P.A.

*Paul E. Olah, Jr.*

Paul E. Olah, Jr., Esq.  
[polah@kevinwellspa.com](mailto:polah@kevinwellspa.com)

PEO/enl  
Enclosure

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



**CERTIFICATE OF AMENDMENT**

**DECLARATION OF CONDOMINIUM  
OF  
LAKE VISTA RESIDENCES, A CONDOMINIUM**

We hereby certify that the attached amendments 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 9, 2018, 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 12<sup>th</sup> day of July, 2018.

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

Signed, sealed and delivered  
in the presence of:

Sign: *Dennis Girste*

Print: DENNIS GIRSTE

Sign: *S. Hitt*

Print: Serena Hitt

Sign: *Dennis Girste*

Print: DENNIS GIRSTE

Sign: *S. Hitt*

Print: Serena Hitt

By: *Warren Wollheim*  
Warren Wollheim, as President

[Corporate Seal]

ATTEST:

By: *Gail Neuharth*  
Gail Neuharth, as Secretary

State of Florida )  
County of Manatee )

The foregoing instrument was acknowledged before me this 12 day of July, 2018 by Warren Wollheim, as President of Lake Vista Residences Condominium Association, Inc. who is personally known to me or who has produced FL DL as identification and who did (did not) take an oath.

My Commission Expires:

Estelle L Pittman

Notary Public

Print Name: Estelle L Pittman



State of Florida )  
County of Manatee )

The foregoing instrument was acknowledged before me this 12 day of July, 2018 by Gail Neuharth, as Secretary of Lake Vista Residences Condominium Association, Inc. who is personally known to me or who has produced FL D.L. as identification and who did (did not) take an oath.

My Commission Expires:

Estelle L Pittman

Notary Public

Print Name: Estelle L. Pittman





## AMENDMENT

### DECLARATION OF CONDOMINIUM

#### LAKE VISTA RESIDENCES, A CONDOMINIUM

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

#### ARTICLE IV

##### Description of Condominium

\*\*\*

4.3 Limited Common Elements. In addition to the areas designated on the Plat as Limited Common Elements, the following shall be deemed to be Limited Common Elements, the use of which shall be limited to those Unit Owners to whom such use is assigned by or pursuant to the provisions of this Declaration, amendments thereto, or assignments executed by the Developer or by the Association:

\*\*\*

4.3.3 Entry Areas. Each entry area shown on the Condominium Plat as a Limited Common Element shall be a Limited Common Element reserved for the exclusive use of the Unit which it adjoins, as designated on the Condominium Plat. **Additionally, each entry area to a Building, including doors and walkways therein, as well as the stairwells and corridors serving only such Building, shall be a Limited Common Element reserved for the exclusive use of the Unit Owners of Units within such Building. The Association may adopt, amend and rescind reasonable Rules and Regulations governing the use of any Limited Common Element identified in this paragraph. The Association may make material alterations and substantial additions to any Limited Common Element identified in this paragraph, including installing or changing locks or manner of entry, provided that the costs for any single Building does not exceed \$2,500.00, without the approval of the membership. Any material alteration or substantial addition to any Limited Common Element identified in this paragraph costing in excess of \$2,500.00 for any single Building shall not be made unless approved by a majority of the Voting Interests present, in person or by proxy, at a meeting called for such purpose.**

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

\*\*\*

6.5 Prohibitions. No owner, tenant or other occupant of a Unit, or a guest or invitee of any of the foregoing, shall:

\*\*\*

6.5.11. Park, maintain or keep commercial vehicles, trucks, motorcycles, campers, trailers, mobile homes, motor homes, recreational vehicles, and similar vehicles in any parking area or elsewhere in the Condominium, except service vehicles during the time their occupants are actually serving a Unit or the Common Elements; provided, however, this shall not prevent the maintenance and parking of such vehicles as may be essential and necessary to transport handicapped persons such as their wheelchairs or other similar devices. Notwithstanding the foregoing, pickup trucks used as passenger vehicles by an owner, tenant or other occupant of a Unit not exceeding 17'5" (+ or - 2") in length and 6'11" in width may be parked within an Assigned Parking Space in accordance with any reasonable Rules and Regulations adopted by the Board of Directors.

# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Username: kgowen

Changed By: acordova

---

Receipt#: 900144471      Payee Name: WELLS OLAH PA  
Receipt Date: 07/18/2018

Escrow Balance:  
Escrow Customer:

**Instrument:** 201841073163 - BK2738/PG5035 CONDO RELATED

|                 |                       |         |
|-----------------|-----------------------|---------|
| 001000000341100 | RECORDING FEE \$5/\$4 | \$17.00 |
| 199000000341150 | PRMTF \$1/\$.50       | \$2.50  |
| 001000000208911 | PRMTF FACCC \$.10     | \$0.40  |
| 199000000341160 | PRMTF CLERK \$1.90    | \$7.60  |
| 001000000208912 | PRMTF BCC \$2         | \$8.00  |
| 001000000341400 | INDEXING NAMES        | \$0.00  |

---

**Instrument Total: \$35.50**

---

**Receipt Total:** \$35.50

**Amount Tendered:** \$35.50

**Overage:** \$0.00

**Check** \$35.50      8118

**Amount Paid:**