

Condominium, Homeowner
and Cooperative Association

Kevin T. Wells, Esq.*
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CONDOMINIUM
AND PLANNED
DEVELOPMENT LAW *



CONSTRUCTION
LAW **



Civil Litigation
Construction Litigation

Jackson C. Kracht, Esq.
Joseph A. Gugino, Esq.
Michael P. Wallach, Esq.
Thomas A. Marino II, Esq.

Rivendell Unit 1 Neighborhood Association, Inc.
c/o Ms. Marilee Casale, President
T&H Comptrollers
130 Shamrock Blvd.
Venice, FL 34293

Via U.S. Mail and Email to: marileecasale@gmail.com

Re: Recorded Certificate of Amendments

Dear Marilee:

Enclosed is the original Certificate of Amendments ("Certificate") to the Declaration of Restrictions which was recorded at Official Records Instrument #2022078652 of the Public Records of Sarasota County, Florida, on **May 9, 2022**. Pursuant to Section 720.306(1), Florida Statutes, the amendment is effective on this date. Please maintain the original document as part of the official records of the Association.

Pursuant to Section 720.306(1)(b), Florida Statutes, **within 30 days** of recording (that is, on or before **June 8, 2022**) the Association must provide a copy of the certificate and amendments to its members. However, if a copy of the amendments were provided to the members before they voted on the amendments and the proposed amendments were not changed before the vote, the Association, in lieu of providing a copy of the Certificate, may provide notice to the members that the amendments were adopted, identifying the official instrument numbers of the recorded amendments and that a copy of the certificate is available at no charge to the member upon written request to the Association. The copies and notice described in this paragraph may be provided electronically to those owners who previously consented to receive notice electronically.

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 | COCHRAN, P.A.

Jackson C. Kracht, Esq.
jkracht@kevinwellspsa.com

Enclosure



Prepared by and return to:
Jackson C. Kracht, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Rd., Bldg. B
Sarasota, FL 34237
(941) 366-9191

CERTIFICATE OF AMENDMENTS

**AMENDEMENTS TO
DECLARATION OF RESTRICTIONS
OF
RIVENDELL UNIT 1 NEIGHBORHOOD**

The undersigned officers hereby certify that the attached amendments to the Declaration of Restrictions of **RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC.** ("Association") were approved by an affirmative vote of the lot owners holding at least two-thirds of the total votes of the Unit 1 Association membership, as authorized by Article 18 of the Declaration of Restrictions. The Association further certifies that the attached amendments were proposed and adopted as required by the governing documents and applicable law.

The Declaration of Restrictions for Rivendell Unit 1 Neighborhood was originally recorded at Official Records Book 2843, Page 918 et seq. of the Public Records of Sarasota County, Florida.

DATED this 29 day of April, 2022.

Signed, sealed and delivered:

RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC.

in the presence of:

sign Lauren Bogari
print Lauren Bogari

By: Marilee Casale
Marilee Casale, President

sign Tina L Nwankwo
print Tina L Nwankwo

STATE OF FLORIDA
COUNTY OF Sarasota

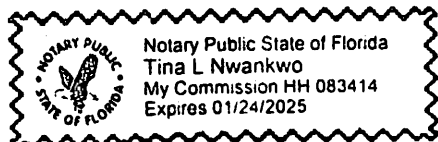
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2022, by Marilee Casale, President of **RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC.**, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Florida Driver License as identification.

NOTARY PUBLIC

sign Tina L Nwankwo
print Tina L Nwankwo

State of Florida at Large (Seal)

My Commission Expires: 01-24-2025



sign Lauren Rogari
print Lauren Rogari

By: Kathi Webber
Kathi Webber, Secretary

sign Tina L Nwankwo
print Tina L Nwankwo

STATE OF FLORIDA
COUNTY OF Sarasota

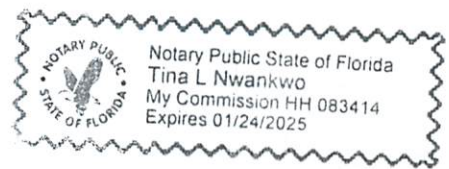
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2022, by Kathi Webber, Secretary of **RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC**, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Beach Drive House as identification.

NOTARY PUBLIC

sign Tina L Nwankwo

print Tina L Nwankwo
State of Florida at Large (Seal)

My Commission Expires: 01-24-2025



AMENDMENT
DECLARATION OF RESTRICTIONS
FOR
RIVENDELL UNIT 1 NEIGHBORHOOD

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

ARTICLE 8

8. RESTRICTIONS UPON USE. No owner, tenant, or other occupant of a lot (which, for the purposes of this paragraph, shall include the dwelling constructed thereon) shall:

- (a) use the lot other than for residential purposes;
- (b) do any of the following without the prior written consent of the Unit 1 Association Board (except as may be otherwise authorized by the provisions of paragraph 6) : paint or otherwise change the appearance of any exterior wall, door, patio, terrace, fencing, or any exterior surface; place any sunscreen, blind, or awning on any balcony or exterior surface or opening; tint, color, or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the board; plant any planting outside of the dwelling interior; erect any exterior lights or signs; place any signs or symbols in windows or on any exterior surface;
- (c) construct any improvements upon the lot, including ~~fences~~, sheds or recreational equipment, apart from the initial-dwelling constructed upon the lot;

AMENDMENT
DECLARATION OF RESTRICTIONS
FOR
RIVENDELL UNIT 1 NEIGHBORHOOD

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

ARTICLE 18

18. **AMENDMENTS.** The provisions of this Declaration may be amended by affirmative vote of at least a majority (that is, more than half) of the eligible total voting interests ~~let owners holding at least two-thirds of the total~~ votes of the Unit 1 Association membership, except that provisions relating to sharing of common expenses, ~~rights of Declarant,~~ rights of institutional first mortgagees, and voting rights of lot owners may be amended only with the written consent of all persons or entities adversely affected thereby. Amendments to the Unit 1 Association's Articles of Incorporation and Bylaws may be made in the manner provided therein and shall not be subject to the requirements set forth herein for amendments to the provisions of this Declaration.