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January 27, 2022 11:17:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM OF
BARRINGTON WOODS**

We hereby certify that the attached amendment to the Declaration of Condominium of Barrington Woods, a Condominium, (which Declaration is originally recorded at Official Records Book 1449, Page 1285 et seq., of the Public Records of Sarasota County, Florida) were approved and duly adopted at an Annual Membership Meeting of BARRINGTON WOODS CONDOMINIUM ASSOCIATION, INC. (herein, the "Association") held on February 23, 2021, by the affirmative vote of not less than a majority of all unit owners in Barrington Woods as required by Article 21 of the Declaration.

The Association further certifies that the amendment to the Declaration was proposed and adopted as required by the governing documents and applicable law.

DATED this 19 day of January, 2022.

Signed, sealed and delivered in the presence of:

BARRINGTON WOODS CONDOMINIUM ASSOCIATION, INC.

Sign: Trish Johnson
Print: Trish Johnson

By: Ruth Conover
Ruth Conover, President

Sign: Edmund G. Scully
Print: Ed Scully

ATTEST:
By: Dottie Rutledge
Dottie Rutledge, Secretary

Sign: Trish Johnson
Print: Trish Johnson

Sign: Edmund G. Scully
Print: Ed Scully

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of January, 2022, by Ruth Conover as the President of BARRINGTON WOODS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced N/A as identification.



NOTARY PUBLIC

Sign: Patricia Ann Johnson

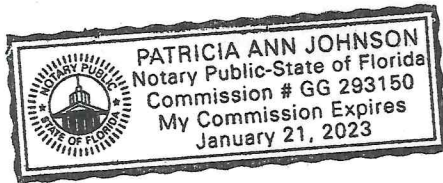
Print: Patricia Ann Johnson

State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of January, 2022, by Dottie Rutledge as the Secretary of BARRINGTON WOODS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced N/A as identification.



NOTARY PUBLIC

Sign: Patricia Ann Johnson

Print: Patricia Ann Johnson

State of Florida at Large (Seal)

My Commission expires:

AMENDMENT

DECLARATION OF CONDOMINIUM OF

BARRINGTON WOODS

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

8. COMMON EXPENSES. The common expenses shall include:

* * *

- (i) costs of operation, maintenance, repair and replacement of the exterior surfaces of the condominium buildings, EXCEPT as specifically provided and detailed in Article 9(C) herein.

* * *

9. MAINTENANCE, REPAIR AND REPLACEMENT

* * *

B. BY THE UNIT OWNERS. Each unit owner shall maintain, repair and replace everything within the confines of his unit which is not part of the common elements (except as otherwise provided herein), including but not limited to:

* * *

- (f) all windows, skylights and sliding glass doors (glass must be replaced only with glass of the same tint or shade and temper as the original glass, to the extent possible and must be approved by the Board of Directors);

* * *

C. ATRIUMS AND SKYLIGHTS IN UNIT ENTRANCE WAYS.

- (a) Entrance Way Roof. There are currently three (3) styles of entrance way roofs within the units.

1. Atrium Style. There is the atrium style roof entrance way which is an open roof design originally provided by the developer.
2. Closed Style. There is the cover over style roof entrance way which may or may not have been formerly an Atrium Style, but is now closed over and made part of the sloping portion of the roof.

3. **Skylight Style.** There is the skylight style roof entrance way which has a skylight placed in the former atrium area.
- (b) **Maintenance Responsibility.** The maintenance, repair and replacement obligations for the Unit Exterior Surface Entrance Way Atriums are as follows:
1. The Association is responsible for the maintenance, repair and replacement of all existing Atrium Style roof entrance ways, pursuant to the requirements of Article 9(A), herein.
 2. The Association is responsible for the maintenance, repair and replacement of all existing Closed Style roof entrance ways, pursuant to the requirements of Article 9(A), herein.
 3. The unit owner is responsible for the maintenance, repair and replacement of all existing Skylight Style roof entrance ways, pursuant to the requirements of Article 9(B), herein.
- (c) **Material Alteration of Unit Exterior Surface.** The Association's Board of Directors is authorized to make and/or approve material alterations and/or substantial additions to the Unit Exterior Surface Entrance Way Atriums without any membership approval to the extent provided below:
1. Any unit owner with an Atrium Style roof entrance way, who wishes to convert to a Closed Style roof entrance way, may initiate such process by submitting an application for approval of the conversion through a proper architectural request form to the Association's Board of Directors. All costs of the conversion will be the responsibility of the unit owner. This cost will include but is not limited to, the plywood, shingles, any engineering work and any additional work that needs to be completed on the exterior of the entrance way. This work must be completed by a properly licensed and insured roofing contractor approved by the Association. The Board of Directors may require the unit owner to use the same contractor that installed the roof on the building, to the extent it is necessary to ensure that the construction would preserve any material or labor warranties that are in place. A unit owner shall not start construction without first obtaining the prior written approval of the Board of Directors. Once the conversion is complete and accepted by the Association, the Association shall be responsible for all costs of operation, maintenance, repair and replacement of all existing Closed Style roof entrance ways, pursuant to the requirements of Article 9(A), herein.
 2. Any unit owner with an Atrium Style roof entrance way, who wishes to convert to a Skylight Style roof entrance way, may initiate such process by submitting an application for approval of

the conversion through a proper architectural request form to the Association's Board of Directors. Any Skylight requested to be placed into the atrium space must be properly manufactured by a reputable Skylight manufacturer, contain a manufacturer's warranty and be OSHA compliant. The Skylight must fit in the existing atrium roof opening. The Skylight must meet with the style and design of the surrounding Association architecture and be of a style, design and color provided by the Association's Rules regarding same. All of the costs of the conversion will be the responsibility of the unit owner. This cost will include but is not limited to, the plywood, shingles, any engineering work and any additional work that needs to be completed on the exterior of the entrance way. This work must be completed by a properly licensed and insured roofing contractor, approved by the Association. A unit owner shall not start construction without first obtaining the prior written approval of the Board of Directors. Once the conversion is complete and accepted by the Association, the unit owner shall be responsible for all costs of operation, maintenance, repair and replacement of all existing Skylight Style roof entrance ways, pursuant to the requirements of Article 9(B), herein.

3. Any unit owner with a Skylight Style roof entrance way, who wishes to convert to a Closed Style roof entrance way, may initiate such process by submitting an application for approval of the conversion through a proper architectural request form to the Association's Board of Directors. All costs of the conversion will be the responsibility of the unit owner. This cost will include but is not limited to, the plywood, shingles, any engineering work and any additional work that needs to be completed on the exterior of the entrance way. This work must be completed by a properly licensed and insured roofing contractor, approved by the Association. The Board of Directors may require the unit owner to use the same contractor that installed the roof on the building, to the extent it is necessary to ensure that the construction would preserve any material or labor warranties that are in place. A unit owner shall not start construction without first obtaining the prior written approval of the Board of Directors. Once the conversion is complete and accepted by the Association, the Association shall be responsible for all costs of operation, maintenance, repair and replacement of all existing Closed Style roof entrance ways, pursuant to the requirements of Article 9(A), herein.
4. Any unit owner with a Skylight Style roof entrance way, who wishes to replace the Skylight Style in the roof entrance way, may initiate such process by submitting an application for approval of the replacement through a proper architectural request form to the

Association's Board of Directors. Any Skylight requested to be placed into the atrium space must be properly manufactured by a reputable Skylight manufacturer, contain a manufacturer's warranty and be OSHA compliant. The Skylight must fit in the original atrium roof opening. The Skylight must meet with the style and design of the surrounding Association architecture and be of a style, design and color provided by the Association's Rules regarding same. All of the costs of the replacement will be the responsibility of the unit owner. This cost will include but is not limited to, the plywood, shingles, any engineering work and any additional work that needs to be completed on the exterior of the entrance way. This work must be completed by a properly licensed and insured roofing contractor, approved by the Association. A unit owner shall not start construction without first obtaining the prior written approval of the Board of Directors. Once the replacement is complete and accepted by the Association, the unit owner shall be responsible for all costs of operation, maintenance, repair and replacement of all existing Skylight Style roof entrance ways, pursuant to the requirements of Article 9(B), herein.

- (d) Any damage caused to the roof as a result of Skylight installation or the maintenance, repair or replacement, shall be the responsibility of the owner. Any existing Skylights that are not a manufactured Skylight, as detailed above, will not be permitted to remain on the roof when the roof is replaced.