

SEP 13, 2006

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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF BARRINGTON
WOOD, A CONDOMINIUM

We hereby certify that the following amendments to the Declaration of Condominium of Barrington Woods, a Condominium, a Florida not-for-profit corporation organized to operate and maintain Barrington Wood, a Condominium, Official Records Book 1449, Page 1285, et seq., of the Public Records of Sarasota County, Florida, as amended, was duly adopted by the Association membership at the special set meeting of the Association held on June 14, 2004.

DECLARATIONS OF CONDOMINIUM

1. Section 14 of the Declaration of Condominium is amended to provide as follows:

Assessments and Liens: The board of directors of the Association shall adopt annual budgets of projected anticipated income and estimated expenses for each fiscal year, and each unit owner will be responsible for his unit's share of such annual assessment based upon its proportionate share of the common expenses as provided herein. One-twelfth (1/12) of each unit's annual assessment shall be due and payable in advance to the Association on the first day of each month of each fiscal year. Any assessments or other indebtedness owing by unit owners to the Association which are not paid when due shall be subject to a late penalty of 5% and shall bear interest from the due date until paid at the rate of 10% per annum. A special assessment shall only be levied against the unit owners in proportion to each units' share of the common expenses if necessary to cover unanticipated expenditures that may be incurred during the Fiscal Year by a majority vote of the unit owners of Barrington Woods. The Association shall have the remedies and liens provided by the Condominium Act with respect to unpaid assessments, which shall include any late charges, accrued interest, costs and reasonable attorneys' fees incurred by the Association incident to the collection of the assessment or enforcement of lien. The remaining installments of the assessment may be accelerated to maturity by giving the defaulting unit owner 10 days notice of intent to accelerate unless all delinquent sums are paid within that time. The board of directors may

Exhibit "A"



require each unit owner to maintain a minimum balance on deposit with the Association (not to exceed one-fourth) of the current annual assessment) for working capital and to cover contingent expenses.

Notwithstanding the foregoing, Developer shall not be obligated to pay the share of the annual assessments and any special assessments relating to any unit or units owned by and offered for sale by Developer until the first day of the fourth calendar month in which the closing of the purchase and sale of the first condominium unit occurs. However, Developer shall pay the portion of common expenses (other than reserve accounts for capital expenditures and deferred maintenance) which exceeds the amount assessed against other unit owners. Additionally, Developer may be further excused from the payment of annual assessments and any special assessments if the level of assessments has been guaranteed to the unit owners pursuant to Section 718.116(8)(b) of the Condominium Act.

In Witness Whereof, we have affixed our hands this 30th day of August, 2006, at Sarasota, Sarasota County, Florida

Signed, Sealed and Delivered
in the presence of:

BARRINGTON WOOD CONDOMINIUM
ASSOCIATION, INC.

Arthur Yager
PRINT NAME

Robert W. ...
PRINT NAME

Jeffrey R. ...
Jeffrey R. ...
Jeffrey R. ...

by: [Signature]
AS ITS: President

ATTEST: _____

PRINT NAME

PRINT NAME

The foregoing instrument was acknowledged before me this 30th day of August, 2006, by Robert J. Jones, as President of Barrington Woods Condominium Association, Inc., who is personally known to me and produced James Thomas as identification.

Louise D. Kroil
NOTARY PUBLIC
LOUISE D. KROIL
Print Name

