

Prepared by and return to:
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**CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF
WOODBIDGE ESTATES, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT is executed this 4th day of April, 2023, by Woodbridge Estates Association, Inc., a Florida not-for-profit corporation (hereinafter the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Woodbridge Estates Association, Inc., in accordance with the Declaration of Condominium of Woodbridge Estates, A Condominium that was recorded in Official Records Book 1963, Pages 2722, et seq., as amended and restated in Official Records Instrument No. 2009112622, Public Records of Sarasota County, Florida; and,

WHEREAS, the amendments to Declaration were submitted to the Members of the Association at the meeting of the Members held on February 13, 2023, which Meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, not less than two-thirds of the voting interests of the membership participating in person or by proxy at the meeting voted to approve the proposed amendments;

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration.

New language is indicated by underlined type. Deleted language is indicated by ~~strike through~~ type.

Section (a) of Article 10 shall be amended as follows:

10. MAINTENANCE, REPAIRS, REPLACEMENTS, AND ALTERATIONS. The respective obligations of the Association and the Unit Owners to maintain, repair, and replace the Condominium Property shall be as follows:

(a) By the Association. Except as may be otherwise provided by the terms hereof, the Association shall maintain, repair, and replace as part of the Common Expenses:

- (1) all of the Common Elements and certain Limited Common Elements as defined herein;

...

(3) all exterior doors, other than the sliding glass doors, except for the cleaning or painting of interior surfaces of the exterior doors, including and except for the cleaning of any exterior glass services on such doors.

...

(12) all ~~exterior windows, skylights, lanai screens, and lanai screen doors~~, except for the washing of ~~windows and lanai screens and lanai screen doors~~, and the ~~maintenance, repair, and replacement of sliding glass doors and fixed glass portions of such assemblies, sliding screen doors, and screen doors on the front of a Unit~~, all of which shall be a Unit Owner responsibility.

Section (b) of Article 10 shall be amended as follows:

10. MAINTENANCE, REPAIRS, REPLACEMENTS, AND ALTERATIONS. The respective obligations of the Association and the Unit Owners to maintain, repair, and replace the Condominium Property shall be as follows:

...

(b) By the Unit Owners. Each Unit Owner shall maintain, repair, and replace the following:

...

(4) all improvements of whatever nature installed within any area that has been designated as a Limited Common Element for the benefit of the Unit other than those improvements constructed by Developer in accordance with the basic plans and specifications applicable generally to such areas. By way of examples, and not as limitation, pools, spas, water fountains, or paving installed in such areas are not included in the basic plans and specifications applicable generally to such areas and shall be maintained, repaired, and replaced by the Unit Owner.

Each Unit Owner shall be responsible for washing all screens, windows, and other exterior glass surfaces serving his or her Unit, and the maintenance, repair, and replacement of the exterior windows, the sliding glass doors and fixed glass portions of such assemblies, sliding screen doors, and screen doors on the front of a Unit.

In the event an Owner fails to fulfill the maintenance obligation as set forth above, the Association, at the discretion of the Board, may undertake such maintenance and make such repairs as the Board may deem necessary, and the cost thereof shall be assessed against such defaulting Unit Owner and shall be payable within 30 days after delivery of written notice of the assessment.

All other Sections remain unchanged.

IN WITNESS WHEREOF, we have affixed our hands this 4 day of April 2023, in Sarasota County, Florida.

[Signature]
Witness Signature

Yon Sae
Printed Name

WOODBIDGE ESTATES ASSOCIATION, INC.

By: [Signature]
David Larson, President

BTR
Witness Signature

Brennan Troger
Printed Name

By: Wendy Davis
Attest: Wendy Davis, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of April 2023, by David Larson, as President, and Wendy Davis, as Secretary of Woodbridge Estates Association, Inc., a Florida corporation, on behalf of the corporation, who are personally known to me or have produced Drivers License as identification.

Samantha Navarro
Notary Public, State of Florida

