

STOCKHAM LAW GROUP

May 28, 2026

Sent Via Email:

Board of Directors
The Place 450, A Condominium, Inc.
maureen@communiquemgmt.com

Re: The Place 450, A Condominium, Inc. / Recorded Documents

Dear Board:

Enclosed, please find the recorded Certificate of Recording Amendments to the Declaration of Condominium of The Place 450, A Condominium.

Pursuant to Florida Statute § 718.306(1)(b), “Within 30 days after recording an amendment to the governing documents, the association shall provide copies of the amendment to the members. However, if a copy of the proposed amendment is provided to the members before they vote on the amendment and the proposed amendment is not changed before the vote, the association, in lieu of providing a copy of the amendment, may provide notice to the members that the amendment was adopted, identifying the official book and page number or instrument number of the recorded amendment and that a copy of the amendment 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. The failure to timely provide notice of the recording of the amendment does not affect the validity or enforceability of the amendment.”

Let me know if you have any questions.

Sincerely,

STOCKHAM LAW GROUP, P.A.



George D. Root, III
groot@stockhamlawgroup.com

GDR/as
Enclosure(s)

5/27/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3499132

Return recorded instrument to:
Stockham Law Group, P.A.
George D. Root, III
109 S. Edison Avenue
Tampa, Florida 33606

**CERTIFICATE OF AMENDING
THE DECLARATION OF CONDOMINIUM OF THE PLACE 450, A CONDOMINIUM**

The undersigned officers of The Place 450, A Condominium, Inc., the Florida Not For Profit Corporation in charge of the operation and control of The Place 450, located in Sarasota County, Florida, according to the Declaration of Condominium of the Place 450, A Condominium, as recorded in the Official Records of Sarasota County, Florida, at Official Records Book 1227, Page 211, hereby certify that the following amendments to the Declaration of Condominium of the Place 450, a Condominium, was proposed and approved, pursuant to the requirements of Section 19, of the Declaration of Condominium of the Place 450, a Condominium, via affirmative vote of 2/3rds of all voting members. The undersigned further certify that the amendments to the Declaration of Condominium of the Place 450, A Condominium, were proposed and approved in accordance with the requirements of the governing documents of the Association and applicable Florida law.

Attached hereto as Exhibit A is the amendment amending the Declaration of Condominium of the Place 450, A Condominium.

[Signatures Appear on Next Page]

IN WITNESS WHEREOF, The Place 450, A Condominium, Inc. has caused this certificate to be executed in its name on its 26 day of May, 2026.

THE PLACE 450, A CONDOMINIUM, INC.

Angela Valdez 3432 Chuck Wagon Rd Ne, Piedmont, OK 73078
Witness Signature and Address

Angela Valdez

Print Name (Legible)

270716 NW 27th St Yukon, OK 73099
Witness Signature and Address

Dorita Granda
Print Name (Legible)

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn and subscribed before me by means of physical presence or online notarization on this day of May, 2026, by Artie Brylev as President of The Place 450, A Condominium, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

Notary Public [Signature]
Printed Name of Notary Public MISTI DAVIS
My Commission Expires: 9-30-27



[Signature] 142 N WATER ST
KENT OH 44240
Witness Signature and Address

Cheyenne Buchman
Print Name (Legible)

[Signature] 142 N WATER ST
KENT OH 44240
Witness Signature and Address

Cassandra Lindow
Print Name (Legible)

[Signature] Pat McKendry, Title Treasurer

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn and subscribed before me by means of physical presence or online notarization on this 26 day of May, 2026, by Pat McKendry as Title Treasurer of The Place 450, A Condominium, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.



MELISSA STEWART
Notary Public
State of Ohio
My Comm. Expires
June 27, 2029

Notary Public [Signature]
Printed Name of Notary Public Melissa Stewart
My Commission Expires: June 27, 2029

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**PROPOSED AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF THE
PLACE 450, A CONDOMINIUM**

(Additions indicated by underline, deletions indicated by
~~Strikethrough~~ and omissions indicated by ellipsis...)

5. **Common Elements.** Any right, title or interest in a condominium unit shall automatically carry with it as an appurtenance and without the necessity of specific reference thereto, its respective and undivided share of the common elements and a right to use the common elements in conjunction with the owners of the other condominium units. The common elements shall include but not be limited to:

- a. All of the above described land;
- b. All improvements and parts thereof which are not included with the respective condominium units;
- c. Easements through the condominium units for conduits, ducts, plumbing, wiring and other facilities for furnishing the utility services to the various condominium units and the common elements;
- d. All structural beams, posts, and members within a unit, and an easement of support in every portion of a unit which contributes to the support of the building;
- e. Any utility areas and installations and all utility services which are available to more than one unit or to the common elements;
- f. All planters (outside of units) and planting areas, lawns, trees, grass and shrubs;
- g. All parking areas, driveways, stairways, hallways and other means of ingress and egress;
- h. All electrical apparatus and wiring, television cable, plumbing pipes and apparatus, telephone wires, communication system, and all other ducts, conduits, cables, wire or pipe, within the common elements and up to the unfinished surface of the unit wall;
- i. Such alterations, additions and further improvements to the common elements as may be authorized by the vote of the owners of ~~75%~~ 60% of the Units, the costs of which shall be assessed as a common expense against all units except those owned by institutional first mortgagees who do not approve. The unit owners in the aggregate shall be entitled to equal and full use and enjoyment of all the common elements except as they may be restricted by the reasonable and uniform regulations duly adopted by the Association Board of Directors, which usage shall always be in recognition of the mutual rights and responsibilities of each of the unit owners.

j. Non-exclusive easement for ingress and egress over streets, walks and other rights of way serving the units necessary to provide reasonable access to the public ways.

9. Common Expenses. The common expenses shall include:

a. The cost of operation, maintenance, repair and replacement of the common elements;

b. Fire and other casualty and liability insurance as provided herein;

c. Costs of management of the condominium, administrative costs of the Association including professional fees and expenses;

d. Costs of water and sewage service, electricity, cable vision and other utilities which are not metered to the individual condominium units;

e. Labor, material and supplies used in conjunction with the common elements;

f. The cost of additions, alterations or improvements, or additional lands, leaseholds or other possessory or use rights in lands or facilities, or membership or other interest in recreational facilities, purchased as part of the common elements for the benefit of all the members upon a vote of the owners of ~~60%~~ 75% of the units; provided that any institutional first mortgagees holding title to a unit through foreclosure or conveyance in lieu of foreclosure shall not have to participate in such of the foregoing costs as are incurred without its written consent;

g. The mortgagee payments and other obligations incurred by the Association under the Recreation Area mortgage more particularly described herein;

h. Damages to the condominium property in excess of insurance coverage;

i. Salary of a general manager, if deemed desirable by the membership, and his assistants and agents and expenses duly incurred in the management of the condominium property; and

j. In addition to the other common expenses, it is understood that the Association has executed and delivered a note and mortgage encumbering the proposed club house, swimming pool and the common recreation areas. **THE REPAYMENT OF WHICH SHALL CONSTITUTE A COMMON EXPENSE.** In no event, however, shall the mortgage payments per unit exceed the sum of \$7.50 per month, payable monthly or otherwise payable as the Board of Directors may from time to time so designate.

19. Amendments. This Declaration may be amended at any time by affirmative vote of sixty (60%) percent ~~two-thirds~~ of all voting rights except that provisions relating to percentage

of ownership and sharing of common expenses, rights of Developer, and the voting rights of members may be amended only with the consent of all persons adversely affected thereby. The By-Laws may be amended or repealed by a simple majority vote of all voting rights and to that extent this Declaration may be amended without two-thirds vote except as otherwise provided herein. Except for the amendments by the Developer as provided in paragraph 3, no amendment shall be effective unless it be in writing, executed by the president or vice-president and attested by the secretary of the Association with the formalities required by a conveyance of real property in the State of Florida, and recorded in the Public Records of Sarasota County, Florida. It shall not be necessary for the individual unit owners or holder of recorded liens thereon – except institutional first mortgage holders as herein provided – to join in the execution of any amendment, and the execution of and amendments by the president or vice president and attested by the secretary of the Association herein shall be prima facie evidence that the amendment was duly adopted in accordance with the requirements of this Declaration, the Articles of Incorporation and the By-Laws.

EXHIBIT A