

11/5/2025 2:18 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3416078

Prepared By and Return to:
Michael W. Cochran, Esq.
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Sarasota, FL 34237
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CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
OF
THE WATERFRONT ON VENICE ISLAND BUILDING B,
A CONDOMINIUM**

We hereby certify that the attached amendments to the Declaration of The Waterfront on Venice Island Building B, A Condominium (which original Declaration was recorded at Official Records Instrument #2005118000 of the Public Records of Sarasota County, Florida) were duly adopted at the Special Membership Meeting of The Waterfront on Venice Island Building B Condominium Association, Inc. ("Association") held on October 21, 2025. The amendments were approved pursuant to Article XVII of the Declaration. The Association further certifies that all amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 22nd day of October 2025.

Signed, sealed and delivered
in the presence of:

sign: [Signature]
print: Sara Fontenot
address: 1165 Miami Shores Centerville Rd
City, State, Zip: Dayton OH 45459

sign: [Signature]
print: Tyrone Kemp
address: 1165 Miami Shores Centerville Rd
City, State, Zip: Dayton, OH 45459

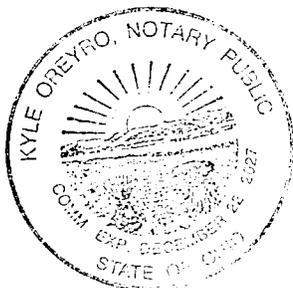
THE WATERFRONT ON VENICE ISLAND
BUILDING B CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
Joseph Bornhorst, as President

Attest: [Signature]
Sandra Fraley, Secretary BOARD MEMBER
(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF SARASOTA)
Montgomery

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of October, 2025, by Joeseeph Bornhorst, as President of The Waterfront on Venice Island Building B Condominium Association, Inc. who is personally known to me or has produced Florida Driver License as identification.



NOTARY PUBLIC
Sign: [Signature]
Print: Kyle Oreyro
My Commission Expires: 12-22-2027

**AMENDMENT
DECLARATION OF CONDOMINIUM
OF
THE WATERFRONT ON VENICE ISLAND BUILDING B,
A CONDOMINIUM**

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

8.1 Common Elements and Limited Common Elements:

(a) By the Association: The maintenance and operation of the Common Elements, and items specified herein shall be the responsibility of the Association, and the expenses associated therewith shall be designated as Common Expenses. EACH UNIT OWNER ACKNOWLEDGES THAT ANY WATER PROVIDED FOR IRRIGATION PURPOSES MAY BE UNTREATED WATER OR TREATED EFFLUENT REUSE WATER. NEITHER DEVELOPER NOR THE ASSOCIATION NOR THE MASTER ASSOCIATION SHALL BE RESPONSIBLE FOR THE QUALITY OF WATER PROVIDED FOR SUCH IRRIGATION PURPOSES.

(b) Alteration and Improvement: After the completion of the improvements included in the Common Elements and Limited Common Elements which are set forth in this Declaration, there shall be no alterations of nor further improvements made to the Common Elements or Limited Common Elements which costs more than ~~\$10,000.00~~ **Five Percent (5%) of the Operating and Reserve Budgets** in the aggregate in any calendar year without the prior approval of at least a majority of the voting interests. Alterations or additions costing less than this amount may be made with Board approval. If work reasonably necessary to protect, maintain, repair, replace or insure the Common Elements or Association property also constitutes a material alteration or substantial addition to the Common Elements or Association property, no prior Unit Owner approval is required. Any such alteration or improvement which is approved by not less than a majority of the voting interests as aforesaid, shall not interfere with the rights of any other Unit Owner without his specific consent.

...

11.6 Insurance Trustee and Share of Proceeds: All insurance policies purchased by the Association shall be for the benefit of the Association and the Unit Owners and their mortgagees as their interest may appear, and shall provide that all proceeds in an amount of \$10,000.00 or more covering property losses shall be paid to an Insurance Trustee to be approved by the Board of Directors of the Association, which shall be a savings and loan or other qualified lending institution having offices in Sarasota County, Florida, and possessing the requisite trust powers. Said trustee shall hereinafter be referred to as "Insurance Trustee". All proceeds less than \$10,000.00 shall be handled by the Association. The duty of the Insurance Trustee shall be to receive such proceeds as they are paid and hold the same in trust for the purposes elsewhere stated herein and for the benefit of the Unit Owners and their mortgagees in the following shares, but which shares need not be set forth on the records of the Insurance Trustee. **Notwithstanding the foregoing, at the sole discretion of the Board of Directors, the Association may act as the "Insurance Trustee."**