

✓ Anderson

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**AMENDMENT**  
**AMENDED AND RESTATED DECLARATION OF CONDOMINIUM**  
**FOR**  
**VILLAGE IN THE PINES, A CONDOMINIUM**

*[Additions are indicated by underline]*

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016002173 3 PG(S)  
January 07, 2016 03:21:46 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

**ARTICLE 10**  
**USE RESTRICTIONS**



In order to provide for congenial occupancy of the Condominium Property and to better protect the values of the Condominium Units, the use of the Condominium Units and Condominium Property shall be restricted by and in accordance with the following provisions as long as the Condominium exists:

S. After each conveyance or other transfer of a Unit subsequent to the recording of this restriction, the unit shall not be rented during the initial two (2) years of ownership; however, this two (2) year rental prohibition shall not apply to: 1) transfers made primarily for estate planning purposes which are for nominal consideration (including without limitation transfers to an owner's spouse, transfers directed by an owner's will to beneficiaries or heirs or into a trust); 2) The rental of a unit owned by an institutional first mortgagee upon it's foreclosure or a deed in lieu of foreclosure; and 3) the Association. In the event of a dispute concerning the primary purposes of a transfer, the Association's Board of Directors shall determine the purpose of the transfer, which decisions shall be final unless wholly arbitrary and capricious.

Prepare and Return to:  
Anderson & Givens, P.A.  
Po Box 12613  
Tallahassee, FL 32317

**CERTIFICATE OF AMENDMENT**  
**AMENDED AND RESTATED DECLARATION OF CONDOMINIUM**  
**FOR**  
**VILLAGE IN THE PINES, A CONDOMINIUM**

We hereby certify that the attached amendment to the Amended and Restated Declaration of Condominium for Village In The Pines, A Condominium (which was originally recorded Official Records Book 1794, Page 2672 et seq. of the Public Records of Sarasota County Florida), was approved by not less than 2/3 of the owners voting in person or by proxy at a meeting held on November 15, 2015, which is sufficient for adoption under Article 13 of the Declaration.

Dated this 5<sup>th</sup> day of January, 2016

Witnesses:

Village In The Pines Owners  
Association, Inc.

Sign Sharlene Wilson  
Print Sharlene Wilson

By: Barbara Alberts  
Barbara Alberts, President

Sign Jay Kohlman  
Print Jay Kohlman

Witnesses:

Sign Sharlene Wilson  
Print Sharlene Wilson

Attest: Grace C. Parmenter  
Grace Parmenter, Secretary

Sign Jay Kohlman  
Print Jay Kohlman

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2016, by Barbara Alberts as President of Village In The Pines Owners Association, Inc. on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification..

NOTARY PUBLIC

Sign



Print

State of Florida at Large  
My Commission Expires



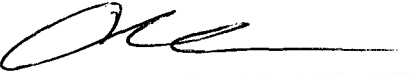
CHARLES GALLO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF014007  
Expires 7/23/2017

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2016, by Grace Parmenter as Secretary of Village In The Pines Owners Association, Inc. on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification..

NOTARY PUBLIC

Sign



Print

State of Florida at Large  
My Commission Expires



CHARLES GALLO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF014007  
Expires 7/23/2017