

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
KEVIN L. EDWARDS, ESQ.  
BECKER & POLIAKOFF, P.A.  
6230 UNIVERSITY PARKWAY, SUITE 204  
SARASOTA, FL 34240

**CERTIFICATE OF AMENDMENT  
TO THE  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM  
OF  
HERITAGE VILLAGE WEST CONDOMINIUM ASSOCIATION, INC.**

The undersigned officer of Heritage Village West Condominium Association, Inc., a not for profit Florida corporation organized and existing to operate and maintain Heritage Village West Condominium Association, Inc., according to the Amended and Restated Declaration of Condominium thereof as recorded at O.R. Book 1650, Page 2326 of the Public Records of Manatee County, Florida, hereby certifies that the following amendments to the Amended and Restated Declaration of Condominium were duly adopted in the manner provided in the governing documents of the Association at a duly noticed Special Members' Meeting of the Association on the 20<sup>th</sup> day of May 2017. The undersigned further certifies that the amendments were proposed and adopted in accordance with the governing documents and applicable law.

(Additions indicated by underlining, deletions by ~~strike-through~~)

1. **Amendment to Article 15, Section I, of the Amended and Restated Declaration of Condominium, entitled "Restrictions Upon Use" to read as follows:**
  - I. Lease less than an entire Unit, lease an entire Unit for a period of less than three (3) ~~two (2)~~ months, nor more than twice in a calendar year. The date of commencement of the lease shall determine the year in which the lease is made.
  
2. **Amendment to Article 15, of the Amended and Restated Declaration of Condominium, entitled "Restrictions Upon Use" to add a new provision to read as follows:**

T. Owners taking title to a Unit on or after the effective date of this amendment ("new owners") are not permitted to lease their Unit during the first two (2) years of ownership. However, this restriction on leasing does not apply to those new owners who take title to a Unit by devise or inheritance.
  
3. **Amendment to Article 15, of the Amended and Restated Declaration of Condominium, entitled "Restrictions Upon Use" to add a new provision to read as follows:**

U. Upon the effective date of this amendment, no person may own more than two (2) Units.

4. Amendment to Article 15, of the Amended and Restated Declaration of Condominium, entitled "Restrictions Upon Use" to add a new provision to read as follows:

V. Units may not be owned by corporations, partnerships or limited liability companies.

HERITAGE VILLAGE WEST CONDOMINIUM ASSOCIATION, INC.

By: Paul Altomari  
PAUL ALTOMARI, President

Attest: Linda Loy  
LINDA LOY Secretary

Gary Williams  
Witness Signature

GARY WILLIAMS  
Printed Name

Cheraine P. Lanzki  
Witness Signature

CHERLINE P. LANZKI  
Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30 day of May 2017 by Paul Altomari, as President and Linda Loy as Secretary of Heritage Village West Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Susan C. Jones  
Notary Public SUSAN C. JONES  
Printed Name " " "  
State of Florida  
My Commission Expires 10-4-19