

12/27/2018 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Prepared by and returned to:

Becker & Poliakoff, P.A.
Kevin L. Edwards, Esquire
6230 University Parkway, Suite 204
Sarasota, FL 34240

SIMPLIFILE

Receipt # 2320224

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM

THE SAVOY ON PALM, A CONDOMINIUM

WE HEREBY CERTIFY that the following amendment to the Declaration of Condominium of The Savoy on Palm, A Condominium was duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 15th day of November, 2018. Said amendment was approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at Instrument #2006025684 *et seq.*, of the Public Records of Sarasota County, Florida.

Additions indicated by underlining.

Deletions indicated by ~~striking through~~.

Amendment: Section 7.7, of the Declaration of Condominium entitled "Pets Restricted" to read as follows:

7.7 Pets Restricted. ~~No Unit Owners may permit, keep and or maintain any pets or animals~~ in a Unit or in the Common Elements as follows:

Only except for domesticated dogs and, domestic cats, and/or fish where such pets are not a nuisance ("permitted pets") are allowed within a Unit or upon the Condominium Property, without the prior written consent of the Board of Directors. No dog shall weigh greater than fifty (50) lbs. No vicious breeds shall be allowed in the Condominium, which shall include but not be limited to: Pit Bulls, Doberman Pinschers, Rottweilers and German Shepherds, any animals being a mixture

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of those breeds listed above, or other breeds deemed dangerous in the reasonable discretion of the Association. Tenants, guests or invitees of a Unit Owner are ~~not~~ permitted to bring pets or animals ~~of any kind~~ into the Condominium and must observe the restrictions in this Article 7.7 any other rules/regulations established by the Board of Directors. All dogs must be on a leash and accompanied by ~~its~~ the owner/handler when using the Common Elements. Dogs are permitted to roam free without a leash only when they are within the outside, fenced-in area known as the "dog run area" and while the owner/handler is also present. Otherwise, no pets shall be allowed to roam free on the Common Elements. If, in the sole opinion of the Board, a ~~permitted~~ pet ~~has become~~ a nuisance, the Board shall have the right to require the pet to be immediately removed permanently from the Condominium Property. No Unit Owner may permit, keep, or maintain more than two (2) dogs and/or cats, combined, in a Unit or on the Common Elements Areas at any time. In the event that a Unit Owner owns more than two (2) dogs or cats upon the purchase of a Unit, and such pets otherwise comply with the requirements herein, including but not limited to, the weight limitation, that Owner may be permitted, at the reasonable discretion of the Board, to keep such additional pets despite the restriction limiting Owners to only two (2) dogs and/or cats. In addition, the Board may, in its sole discretion, waive the weight limitation set forth above in the event that a purchaser of a Unit owns a pet exceeding the weight limitation at the time of contracting to purchase a Unit. Notwithstanding the foregoing, no Owner, nor his tenants, licensees, invitees, successors or assigns may, at any time, with or without the written permission from the Association, have more than three (3) dogs and/or cats in the Unit or on the Common Elements Areas. In the event that an Owner has received permission to keep three (3) pre-existing (i.e. owned and kept by the Owner prior to contracting to purchase the Unit) pets or a pre-existing pet exceeding the weight limitation, and any such dogs and/or cats die or are no longer residing at that Owner's Unit, they shall not be replaced with additional pets so as to violate the restriction limiting an owner to a total of two (2) dogs and/or cats or replaced with another pet exceeding the weight limitation.

All dogs and cats must have and display, as appropriate, evidence of all licenses, registrations and inoculations as may be required by the State and/or City/County. Having a permitted pet on the Condominium Property is a privilege and not a right and therefore subject to a conditional license. Permission to have a permitted pet on the Condominium Property may be revoked for any violation of the requirements of the provisions of this section or the rules adopted by the Board from time to time or should any permitted pet on the Condominium Property show dangerous propensities, become a nuisance or should the Unit Owner (or other person) fail to properly control or immediately clean up after the pet. A Unit Owner shall be liable for any damage to any of the Condominium Property caused by his or her pet.

SAVOY ON PALM CONDOMINIUM
ASSOCIATION, INC.

By: [Signature]
PETER S. FANNING, President

Attest: [Signature]
JAMES L. HESKETT, Secretary

[Signature]
Witness Signature

William R. Veal
Printed Name

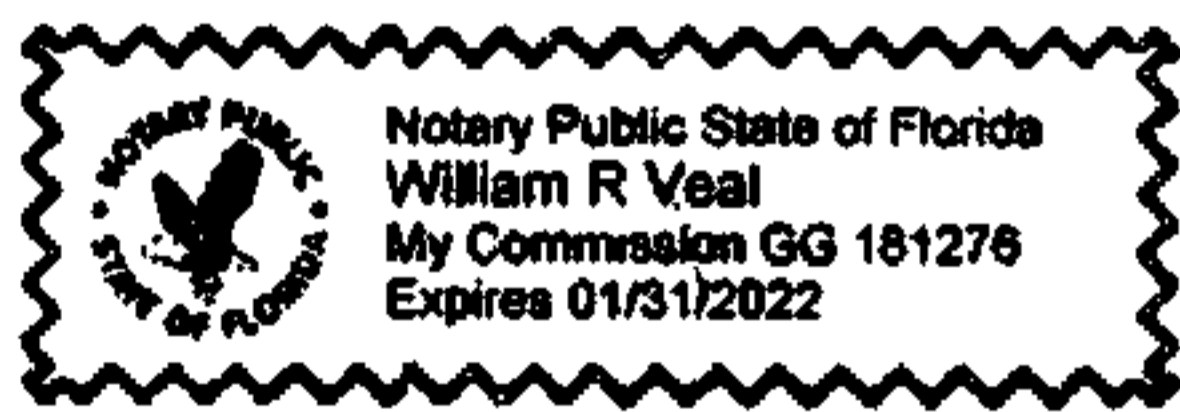
[Signature]
Witness Signature

Joseph Weeks
Printed Name

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th day of December 2018, by Peter Fanning, as President and James Heskett, as Secretary of Savoy on Palm Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. They are personally known to me or have produced (type of identification) as identification.



Notary Public [Signature]

Printed Name William R. Veal

My Commission Expires 1/31/2022

ACTIVE: 11788167_1