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June 13, 2013

Via: Email Only

Ms. Jenn Kleiber-Button, Assoc. Manager  
c/o Richardson Kleiber Walter  
722 Apex Road, Unit E  
Sarasota, FL 34240

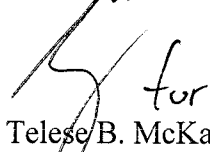
**Re: Sarasota Business Center II Condominium Association, Inc. ("Association") /  
Certificate of Amendment**

Dear Jenn:

We have been informed that the requisite number of Owners approved the proposed amendments to Article 6 and to Section A of Article 14, both of the Declaration of Condominium of Sarasota Business Center II Condominium. Accordingly, as you requested, enclosed please find a Certificate of Amendment to the Declaration of Condominium of Sarasota Business Center II Condominium ("Certificate"). The Certificate should be dated at the top of the first page and the President and Secretary of the Association must sign pages two and three, respectfully, of the Certificate in the presence of a notary and two (2) witnesses per signature. Once the Certificate is fully executed, please return it to our office so that we may record it in the Public Records of Sarasota County. In order to cover the recording costs, please enclose a check made payable to the Clerk of Court in the amount of \$27.00.

As soon as the Certificate has been recorded, we will return the original to you for the Association's records. The amendments are not enforceable until they have been recorded in the Public Records of Sarasota County. If you have any questions or would like to discuss this matter further, please do not hesitate to contact us at your earliest convenience.

Sincerely,



Telese B. McKay, Esq.  
For the Firm  
[tmckay@mckay-law.com](mailto:tmckay@mckay-law.com)  
Fax - 941.330.2233

Enclosures: 1

Prepared by & Return to:  
Telese B. McKay, Esq.  
McKay Law Firm, P A  
2055 Wood St., Ste. 120  
Sarasota, FL 34237

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF  
CONDOMINIUM OF SARASOTA BUSINESS CENTER II CONDOMINIUM**

**THIS CERTIFICATE OF AMENDMENT** is executed this \_\_\_\_ day of \_\_\_\_\_, 2013, by **SARASOTA BUSINESS CENTER II CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (hereinafter "Association").

**RECITALS**

**WHEREAS**, the Association has been established for the operation of Sarasota Business Center II, a Condominium, in accordance with the Declaration of Condominium of Sarasota Business Center II Condominium recorded on May 16, 2005 in Official Records Instrument #2005104096 of the Public Records of Sarasota County, Florida, as amended from time to time ("Declaration"); and,

**WHEREAS**, an amendment to Article 6 of the Declaration entitled "Common Elements" was submitted to the Members of the Association at a Special Meeting of the Members held on June 5, 2013, which Special Meeting was duly noticed in accordance with Article 4 of the Bylaws of Sarasota Business Center II Condominium Association, Inc. ("Bylaws"); and,

**WHEREAS**, an amendment to Section A of Article 14 of the Declaration entitled "Restrictions Upon Use" was submitted to the Members of the Association at a Special Meeting of the Members held on June 5, 2013, which Special Meeting was duly noticed in accordance with Article 4 of the Bylaws; and,

**WHEREAS**, at least two-thirds of all voting rights of the Association membership voted to approve the proposed amendments to Article 6 and to Section A of Article 14, both of the Declaration;

**NOW THEREFORE**, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to Article 6 and to Section A of Article 14, both of the Declaration as follows:

*New language is indicated by underscoring type.*

*Deleted language is indicated by ~~struck through~~ type.*

1. **Article 6 of the Declaration is amended by adding the following:**

6. COMMON ELEMENTS.

...

The protection, maintenance, repair, insurance and replacement of the Common Elements and Association Property is the responsibility of the Association, and the cost is a Common Expense. Beyond this function, the Association shall make no material

alteration(s) of, nor substantial additions to, the Common Elements or real property owned by the Association costing more than ten (10%) percent of the budget, including reserves, in any fiscal year without prior approval of at least a majority of the Voting Interests of the Association. Alterations or additions costing ten (10%) percent of the budget, including reserves, or less may be undertaken by the Association upon affirmative vote of a majority of the Board of Directors. Further, alterations or substantial additions to the Unit or to the exterior appearance of any portion of the Condominium or to the Common Elements undertaken by and at the expense of a Unit Owner may be approved upon affirmative vote of a majority of the Board of Directors. If work is 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, no prior Owner approval is required.

**2. Section A of Article 14 of the Declaration shall be amended in the following manner:**

**14. RESTRICTIONS UPON USE.**

- A. Do any of the following without the prior written consent of ~~Developer~~ the Board of Directors: paint or otherwise change the appearance of any exterior wall, door, window, screen, or any exterior surface; tint, color, or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of a Building in the opinion of ~~Developer~~ the Board of Directors; plant any planting outside of the Unit; erect any exterior lights; place or affix any sign or symbol outside of the Unit, other than a sign conforming with the provisions of Paragraph 26; erect, attach, install, or place any structure, fixture, improvement, or other item within the Common Elements or outside the Unit; make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the Unit) to the Unit or to the Common Elements; or fasten any objects to the exterior walls or ceiling of the Unit unless they may be removed without substantial damage to the wall or ceiling structure;

*All other Sections remain unchanged.*

**IN WITNESS WHEREOF**, the undersigned have set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**WITNESSES:**

**SARASOTA BUSINESS CENTER II  
CONDOMINIUM ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, President

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_, Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**(Seal of Corporation)**

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_ and \_\_\_\_\_, as President and Secretary, respectively, of Sarasota Business Center II Condominium Association, Inc., a Florida not-for-profit Corporation. They (who are personally known to me) (who have produced \_\_\_\_\_ as identification) and (did) (did not) take an oath.

\_\_\_\_\_  
Signature of Notary Public

Print name \_\_\_\_\_