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**FOURTH AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF ISLAND COURT VENICE, A CONDOMINIUM**

*[Additions are indicated by double underline; deletions by ~~strike through~~]*

THIS AMENDMENT TO THE DECLARATION of Condominium of ISLAND COURT VENICE, a Condominium, is made this 26 day of January 2018, by ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, hereinafter referred to as "Association".

Witnesseth:

WHEREAS, the Declaration of Condominium of ISLAND COURT VENICE, a Condominium dated July 9, 2015, and recorded at Instrument #2015085605, of the Public Records of Sarasota County, Florida, with recorded amendments at Instruments #2015085606, #2016044244, 2017060750, and 2017074504 of the Public Records of Sarasota County, Florida;

WHEREAS, the Members desire the Declaration of Condominium of Island Court Venice, a Condominium to be amended to provide the Board of Directors the authority to approve or disapprove a Member installing a retractable sun screen and/or sun shade on a Building balcony;

NOW, THEREFORE, this Fourth Amendment to the Declaration of Condominium of Island Court Venice, a Condominium hereby serves to effectively revise and amend the Declaration of Condominium by adding the following new section 8.5(i):

ARTICLE 8

Maintenance, Repair, Replacement; Additions, Alterations, and Improvements

...

8.5 Additions, Alterations, or Improvements by Unit Owners. The following restrictions shall apply to additions, alterations and improvements by Unit Owners:

...

(i) A Unit Owner may install a retractable sun screen and/or sun shade on a Building balcony subject to the following conditions:

- a. The Board of Directors will choose the initial standard for a retractable sun screen and/or sun shade that may be installed on a Building balcony.
- b. The only retractable sun screen and/or sun shade that will be approved by the Board of Directors is the standard sun screen and/or sun shade as chosen by the Board of Directors.

- c. A Unit Owner must submit a completed Association ARC application form requesting installation of a retractable sun screen and/or sun shade on the Building balcony.
- d. The Unit Owner is responsible for obtaining any and all State, County, and/or City of Venice permits that are required for the installation of the retractable sun screen and/or sun shade. Documentation evidencing this requirement will be submitted to the Board of Directors as part of the ARC application.
- e. A Unit Owner must obtain written approval from the Board of Directors prior to installation of a retractable sun screen and/or sun shade on a Building balcony.
- f. A Unit Owner assumes all responsibility for the maintenance, repair, and replacement for the retractable sun screen and/or sun shade installed on the Building balcony of the Owner's Unit.
- g. The Unit Owner is responsible for any and all damage that is caused to the Owner's Unit including the Building, any other Unit Owner's Unit and the Building, and or the Common Elements resulting from the installation, operation, and or failure of the retractable sun screen and/or sun shade.
- h. Any penetrations that are created during installation of the retractable sun screen and/or sun shade to the Building must be properly caulked to prevent water intrusion and painted to match the existing Building exterior.
- i. Retractable sun screens and/or sun shades must be raised during any weather event in which a wind advisory has been issued by the National Weather Service.
- j. The installation of retractable sun screen and/or sun shade on a Building balcony is optional. There is no mandate that a Unit Owner installs a retractable sun screen and/or sun shade on a Building balcony.
- k. Once the initial standard for a retractable sun screen and/or sun shade is chosen by the Board of Directors, the standard cannot be altered or amended by the Board of Directors unless the following process is first undertaken:
  - i. The President of the Board of Directors will appoint a three (3) person Committee consisting of one (1) Board member and two (2) ad hoc Owners that will be responsible for polling the Community to explore the will of the Community, and to explore various options for the replacement and/or change of color or style or type of retractable sun screens and/or sun shades that may be installed on the Building balcony.
  - ii. The Committee will then present its findings/recommendations to the Board of Directors.
  - iii. The Board of Directors will then be responsible for making the final determination as to the new standard for retractable sun screens and/or sun shades that may be installed on the Building balcony.

IN WITNESS WHEREOF, in accordance with the necessary vote of the Members of the Association, the Association has executed this Amendment to the Declaration of Condominium of ISLAND COURT VENICE, a CONDOMINIUM, the day and year first above written.

Signed, sealed and delivered in the presence of:

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC.

Sign: Lisa M. Martin

By: Joseph Terranova  
Joseph Terranova, as its President

Print: Lisa m. martin

Sign: Rhonda Zaboroski

Print: Rhonda Zaboroski

ATTEST: Thomas O'Connor  
By: Thomas O'Connor  
Thomas O'Connor, as its Secretary

Sign: Lisa M. Martin

Print: Lisa M. Martin

Sign: Rhonda Zaboroski

Print: Rhonda Zaboroski

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26 day of January, 2018, by Joseph Terranova as President of Island Court Venice Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC



LISA M. MARTIN  
Commission # GG 166710  
Expires December 30, 2021  
Bonded Thru Budget Notary Services

Sign: Lisa M. Martin

Print: Lisa M. Martin

State of Florida at Large (Seal)  
My Commission expires:

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26 day of January, 2018, by Thomas O'Connor as Secretary of Island Court Venice Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC



LISA M. MARTIN  
Commission # GG 166710  
Expires December 30, 2021  
Bonded Thru Budget Notary Services

Sign: Lisa M. Martin

Print: Lisa m. martin

State of Florida at Large (Seal)  
My Commission expires: