



Prepared by and Return to:  
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**FIFTH 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 the 15<sup>th</sup> day of July 2020, 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 #2105085606, #2016044244, #2017060750, and #2017074504 of the Public Records of Sarasota County, Florida; and

WHEREAS, the Members desire the Declaration of Condominium of Island Court Venice, a Condominium to be amended to provide the Association with the authority and responsibility for maintaining the seal and/or color coatings of the exterior front entrance concrete steps; the exterior hand railings and gates on those steps, balcony openings and patio openings; and the exterior lighting fixtures on the Units, so as to allow for consistent and uniform appearance and maintenance thereof;

NOW THEREFORE, this Fifth Amendment the Declaration of Condominium of Island Court Venice, a Condominium hereby serves to effectively revise and amend sections 8.2(e) and (f), and 8.3(b)(i) of the Declaration of Condominium as follows:

**ARTICLE 8**

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

...

8.2 Maintenance, Repair and Replacement By the Association. The Association shall maintain, repair and replace, as part of the Association's Common Expenses:

...

(e) (i) All roofs of a structures built on a Units, and (ii) the exterior painting of a such structures built on a Unit, (iii) any seal, stain or colored coating of the exterior front entrance concrete steps of a structure built on a Unit, and (iv) the exterior hand railings and gates, if any, on the front steps, balcony openings and patio openings of a structure built on a Unit, to the extent reserves for same may be collected by the Association under applicable law.

(f) Any All exterior lights, that are deemed by the Board to be necessary for the security of the Condominium.

...

8.3 Maintenance, Repair and Replacement By the Unit Owner. The obligation and responsibility of each Unit Owner for maintenance, repairs and replacement, at the Unit Owner's sole cost and expense, shall be as follows:

...

(b) To maintain, repair and replace:

...

(i) the Exterior of a Unit (except for the roofs of a structure built on a Unit, ~~repair and the exterior painting of a structure built on a Unit, building painting any seal, stain or colored coating of the exterior front entrance concrete steps of a structure built on a Unit, the exterior hand railings and gates (if any) on the front steps, balcony openings and patio openings of a structure built on a Unit, the exterior lights of a structure built on a Unit, and the landscaping installed on a Unit, all of which the Association is responsible for~~) and the wiring, and electrical outlet(s) and fixture(s) serving a Unit and all light bulbs therein, if any, except that timers for the exterior security lights shall be the maintenance responsibility of the Association; and

...

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.

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:

Sign: Darcie Capotorto

Print: Darcie Capotorto

Sign: Nataly Chavez

Print: Nataly Chavez

Sign: Darcie Capotorto

Print: Darcie Capotorto

Sign: Nataly Chavez

Print: Nataly Chavez

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC.

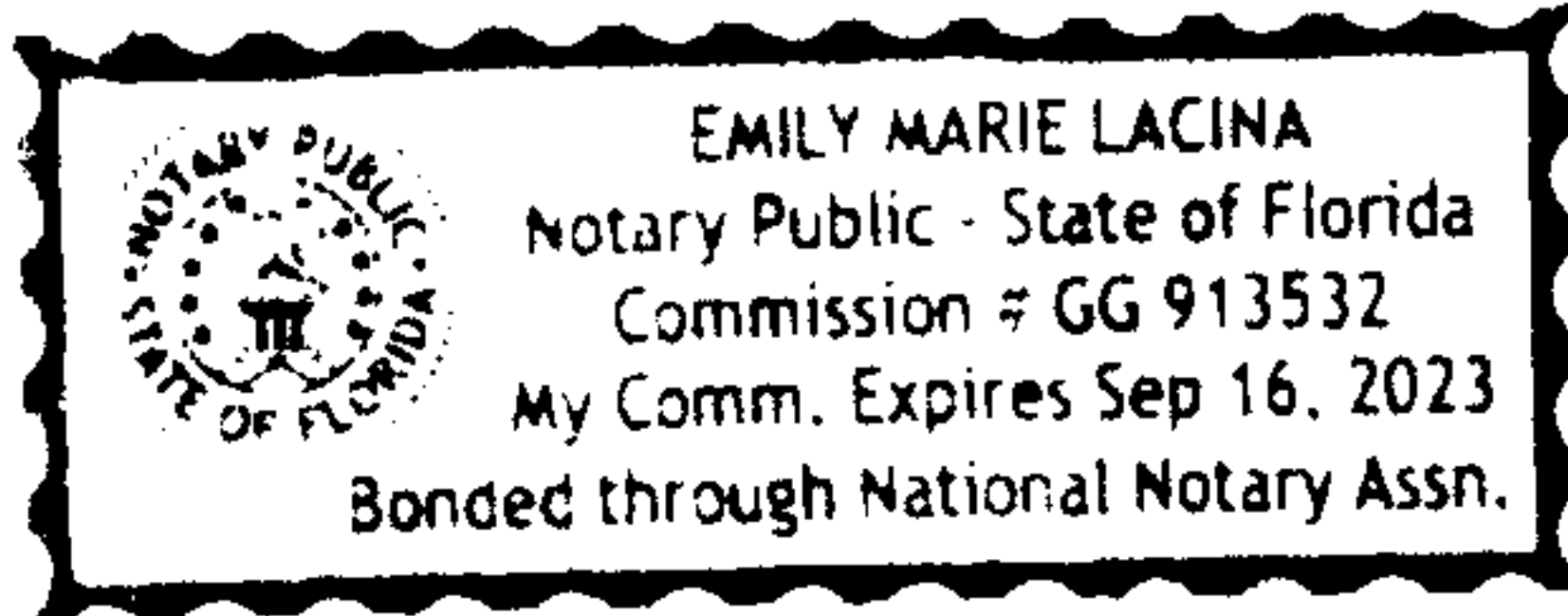
By: Ronald Snyder  
Ron Snyder, as its President

ATTEST:  
By: William Gicking  
William Gicking, as its Treasurer

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2020, by Ron Snyder 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 driver's license as identification.



NOTARY PUBLIC

Sign Emily Lacina

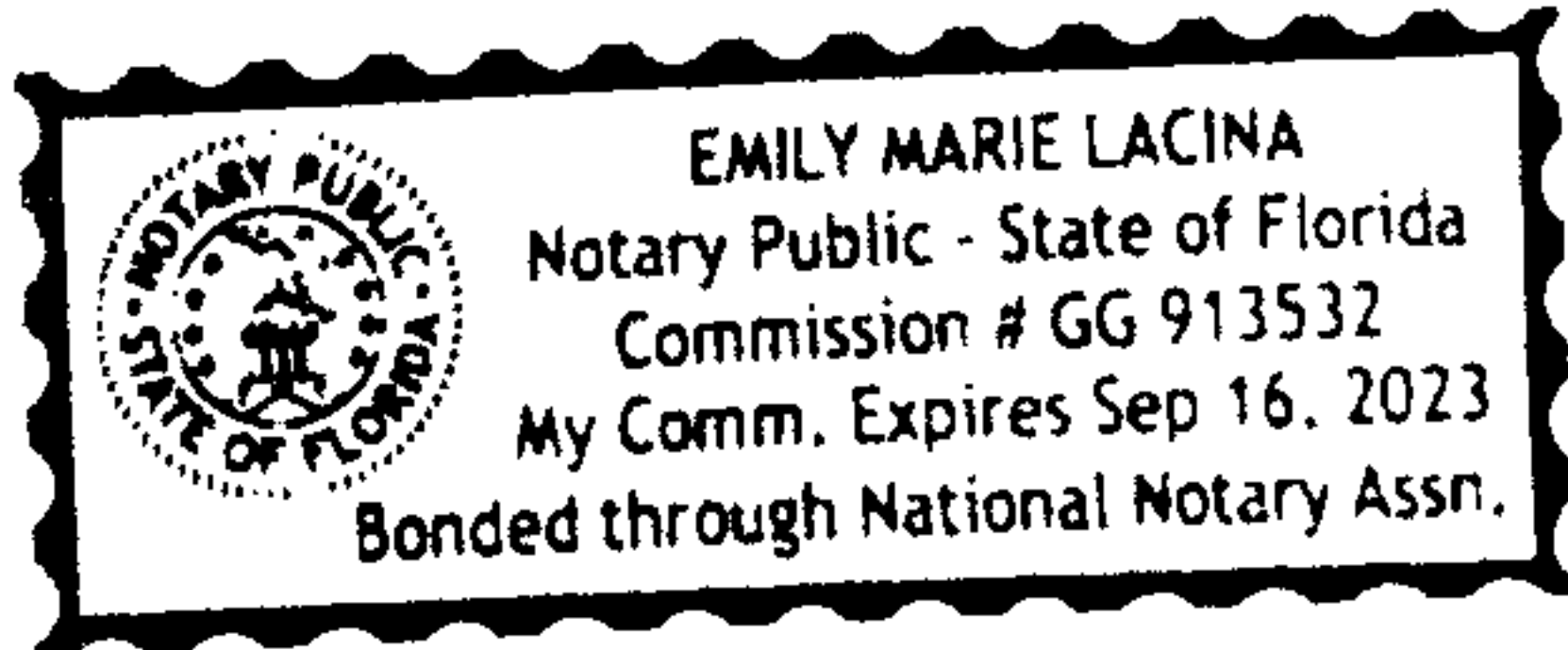
Print Emily Lacina

State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2020, by William Gicking as Treasurer of Island Court Venice Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced drivers license as identification.



NOTARY PUBLIC

Sign Emily Lacina

Print Emily Lacina

State of Florida at Large (Seal)

My Commission expires: