

Prepared by and Return to:
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INSTRUMENT # 2020000180 3 PG(S)
January 02, 2020 11:12:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM
LAWRENCE POINTE, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Condominium (herein "the Declaration") (which Declaration is originally recorded at Official Records Book 1280, Page 59 et seq., and Official Records Book 1342, Page 121 et seq., both of the Public Records of Sarasota County, Florida) was approved and adopted at a Membership Meeting of Lawrence Pointe Condominium Association, Inc. held on December 10, 2019, by the affirmative vote of not less than sixty-six and two-thirds percent (66 2/3%) of the unit owners, after receiving the approval of not less than sixty-six and 2/3 percent (66 2/3%) of the entire membership of the Board of Directors, which is sufficient for adoption under Article 16 of the Declaration of Condominium.

DATED this 27th day of December, 2019.

Signed, sealed and delivered
in the presence of:

LAWRENCE POINTE CONDOMINIUM
ASSOCIATION, INC.

sign: Rhonda L. Conley

By: Fred Burnett
Fred Burnett, President

print: Rhonda L. Conley

sign: Pamela Thompson

print: Pamela Thompson

Signed, sealed and delivered
in the presence of:

sign: Rhonda L. Conley

Attest: Susan Brown
Susan Brown, Secretary

print: Rhonda L. Conley

sign: Pamela Thompson

print: Pamela Thompson

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

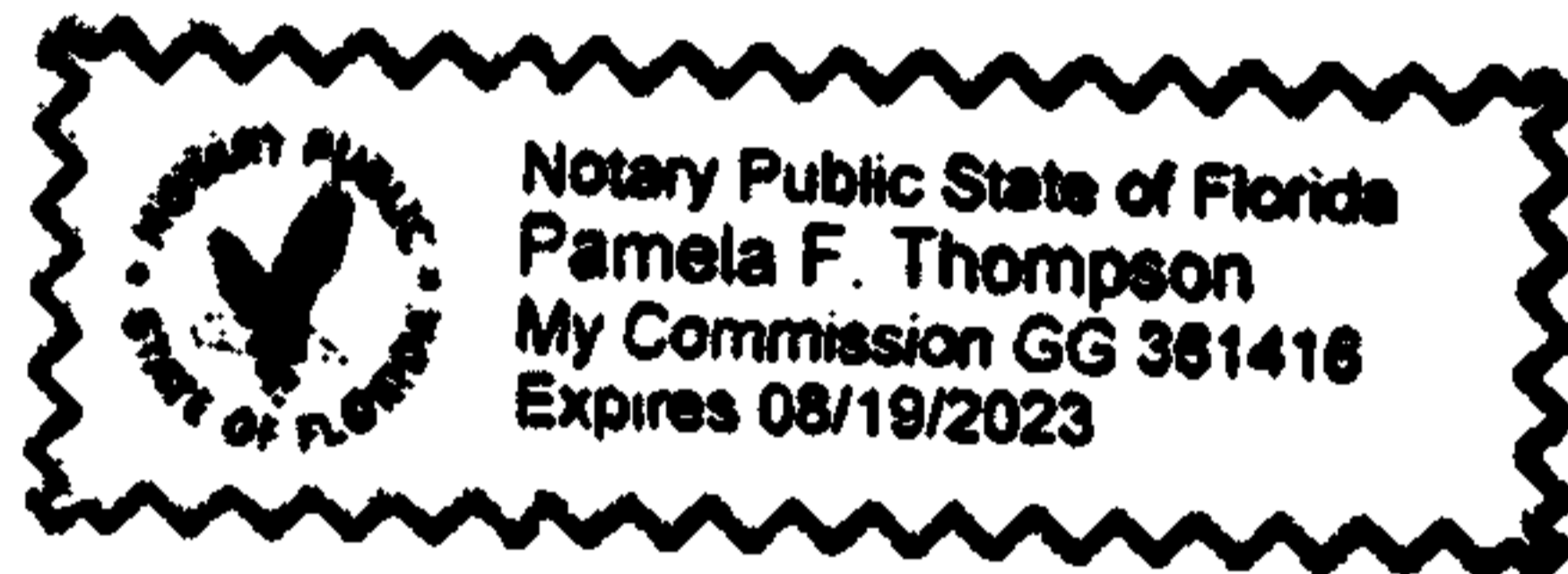
The foregoing instrument was acknowledged before me this 27th day of December, 2019, by Fred Burtnett as President of Lawrence Pointe Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced D/L as identification.

NOTARY PUBLIC

sign Pamela F. Thompson

print Pamela F. Thompson
State of Florida at Large (Seal)

My Commission expires:



STATE OF FLORIDA
COUNTY OF SARASOTA

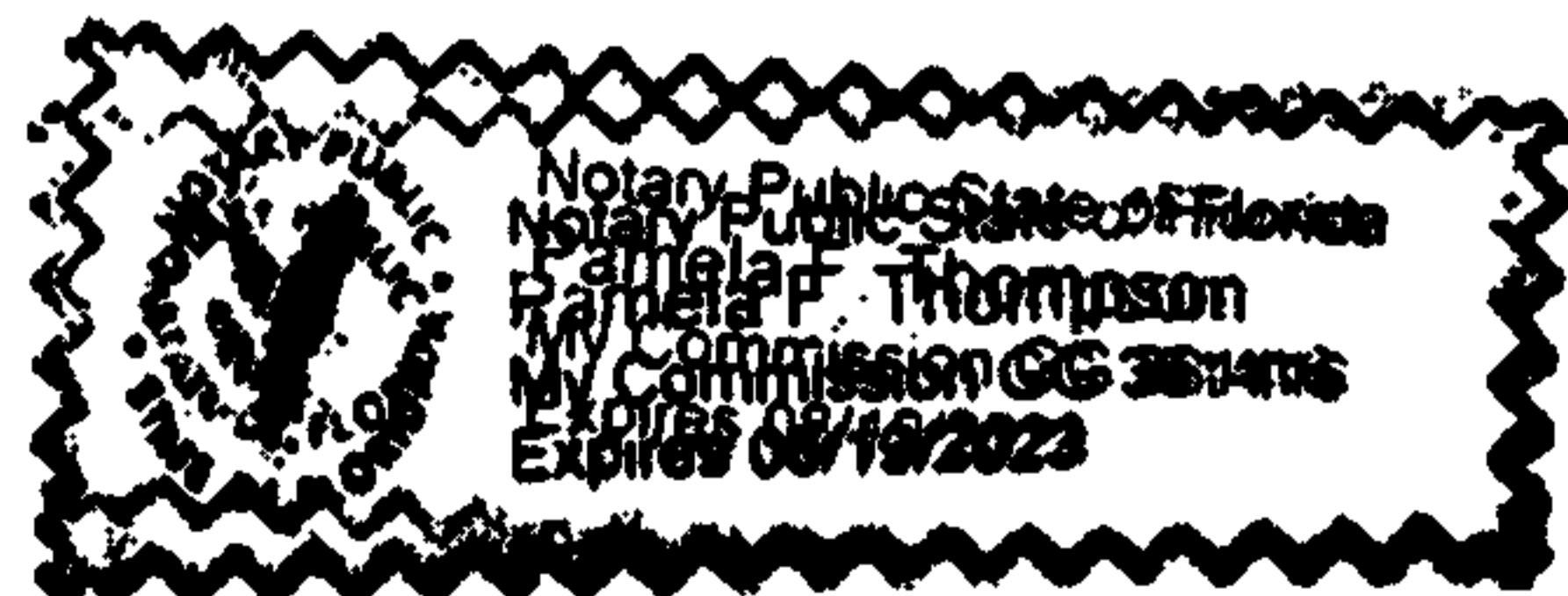
The foregoing instrument was acknowledged before me this 27th day of December, 2019, by Susan Brown as Secretary of Lawrence Pointe Condominium Association, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced D/L as identification.

NOTARY PUBLIC

sign Pamela F. Thompson

print Pamela F. Thompson
State of Florida at Large (Seal)

My Commission expires:



AMENDMENT

DECLARATION OF CONDOMINIUM

LAWRENCE POINTE, A CONDOMINIUM

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

10. Insurance. The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Association, the Association property, the common elements and the condominium property required to be insured by the Association pursuant to the Condominium Act as it is from time to time hereafter amended. Every hazard policy which is issued to protect a condominium building shall provide that the word "building" whenever used in the policy includes, but is not necessarily limited to, fixtures, installations, or additions comprising that part of the building within the unfinished interior surfaces of the perimeter walls, floors, and ceilings of the individual units initially installed, or replacements thereof of like kind and quality in accordance with the original plans and specifications, or as they existed at the time the unit was initially conveyed if the original plans and specifications are not available. The word "building" shall not include unit floor coverings, wall coverings, or ceiling coverings, and, shall not include the following equipment if it is located within, or in the case of air conditioning equipment, within or without, a unit and the unit owner is required to repair or replace such equipment: electrical fixtures, appliances, air conditioner or heating equipment, water heaters, built-in cabinets.

10.2 Coverage.

(a) Casualty. All buildings and improvements upon the Condominium property shall be insured, but the building housing residents' storage lockers and the building housing the generator, fire pump and electrical equipment may be self-insured by the Association. All personal property included in the common elements shall be insured for its value, all as shall be determined annually by the Board of Directors of the Association. In the event any steam boiler is utilized or maintained on Condominium property, boiler-explosion insurance will also be required. Coverage shall afford protection against:

(1) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and

(2) Such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land, including, but not limited to, vandalism and malicious mischief and flood insurance as generally required by federally insured lending institutions.