

Condominium, Homeowner
and Cooperative Associations

Kevin T. Wells, Esq.*
Paul E. Olah, Jr., Esq.**
Michael W. Cochran, Esq.

MAR 01 2024

Civil Litigation
Construction Litigation

Thomas A. Marino II, Esq.



CONDOMINIUM AND
PLANNED DEVELOPMENT

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CONSTRUCTION LAW

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Law Offices of
Wells | Olah | Cochran

Attorneys at Law

February 27, 2024

Palermo at Venetian Golf & River Club Property Owners Association, Inc.
Attn : Ms. Lauren Wilson, Manager
c/o Sunstate Association Management Group, Inc.
P.O. Box 18809
Sarasota, FL 34276

Sent by U.S. Mail and by Email to: lauren@sunstatemanagement.com

Re: Recorded Certificate of Amendment
Palermo at Venetian Golf & River Club Property Owners Association, Inc.

Dear Lauren:

Enclosed is the original Certificate of Amendment and attached Amendments to the Declaration of Covenants and Restrictions for Palermo at Venetian Golf & River Club which was recorded at Official Records Instrument #2024021699 in the Public Records of Sarasota County, Florida, on February 20, 2024. Pursuant to Section 720.306(1), Florida Statutes, the amendment is affective on this date. Please maintain the original document as part of the official records of the Association.

Pursuant to Section 720.306(1)(b), Florida Statutes, **within 30 days** of recording (that is, on or before **March 21, 2024**) the Association must provide a copy of the certificate and amendments to its members. However, if a copy of the amendments were previously provided to the members before they voted on the amendments and the proposed amendments were not changed before the vote, the Association, in lieu of providing a copy of the Certificate, may provide notice to the members that the amendments were adopted, identifying the official instrument numbers of the recorded amendments and that a copy of the certificate is available at no charge to the member upon written request to the Association. The copies and notice described in this paragraph may be provided electronically to those owners who previously consented in writing to receive notice electronically.

If you or another Association representative has a question or comment concerning this or any other matter, please let me know.

Very truly yours,

LAW OFFICES OF WELLS | OLAH | COCHRAN, P.A.

Thomas A. Marino II, Esq.
tmarino@kevinwellspa.com

TAM/dmh
Enclosure

cc: Mr. John DiPierro, President (via email only to : palermo.vgpc.president@gmail.com)

MAR 01 2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024021699 2 PG(S)
February 20, 2024 11:11:38 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared By and Return to:
Thomas A. Marino II, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Road, Bldg. B
Sarasota, FL 34237
Telephone: (941) 366-9191



CERTIFICATE OF AMENDMENT

**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
PALERMO AT VENETIAN GOLF & RIVER CLUB**

We hereby certify that the attached amendment to the DECLARATION OF COVENANTS AND RESTRICTIONS FOR PALERMO AT VENETIAN GOLF & RIVER CLUB ("Declaration") (which Declaration was originally recorded at Official Records Instrument # 2014113311, of the Public Records of Sarasota County, Florida), was approved and duly adopted at a Special Membership Meeting of Palermo at Venetian Golf & River Club Property Owners Association, Inc. ("Association"), held on January 30, 2024, by the affirmative vote of not less than two-thirds (2/3) of the total voting interests of the Association, pursuant to Section 13.2.1 of the Declaration. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

DATED this 8 day of February, 2024.

Signed, sealed and delivered:
in the presence of:

PALERMO AT VENETIAN GOLF & RIVER CLUB
PROPERTY OWNERS ASSOCIATION, INC.

sign: _____

By: _____
John DiPierro, President

print: Raymond Scam

address: 502 Veneto Blvd.

City, State, Zip: N. Venice, FL 34275

sign: _____

Attest: _____
John Ramistella, Asst. Secretary

print: Lynn Langolf

address: 502 Veneto Blvd

City, State, Zip: N. Venice FL 34275

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of February, 2024, by John DiPierro, as President of Palermo at Venetian Golf & River Club Property Owners Association, Inc., who is personally known to me or has produced FL DL as identification.



JoAnne Crown-Brewer
Notary Public
State of Florida
Comm# HH084581
Expires 1/25/2025

NOTARY PUBLIC

Sign: _____

Print: JoAnne Crown-Brewer

My Commission Expires: 1/25/2025

AMENDMENT

**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
PALERMO AT VENETIAN GOLF & RIVER CLUB**

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

Article 6: Rights and Obligations of the Neighborhood Association

...

~~6.2.8 — The Neighborhood Association shall care for, maintain, repair and replace all trees installed by Developer on or directly adjacent to the boundaries of the Lots which are adjacent to the roadways providing access to the Lots and through the Neighborhood (regardless of whether or not such palm trees are located in whole or in part on a Lot), and the costs of such activities shall be a Common Expense.~~

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