

Prepared by and returned to:

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1819 Main Street, Suite 905  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS

INSTRUMENT # 2019159291 3 PG(S)

11/19/2019 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

## CERTIFICATE OF AMENDMENT

### DECLARATION OF CONDOMINIUM

#### ASHTON LAKES NO. 10, A CONDOMINIUM

WE HEREBY CERTIFY that the following amendment to the Declaration of Condominium of Ashton Lakes No. 10, A Condominium was duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 22nd day of January, 2019. Said amendment was approved by a proper percentage of voting interests of the Association. The original Declaration of Condominium is recorded at Official Records Book 2905, Page 216 *et seq.* of the Public Records of Sarasota County, Florida.

Additions indicated by underlining.

Deletions indicated by ~~striking through~~.

**Amendment: Article 10, Section 10.2 (u) of the Declaration of Condominium to read as follows:**

Article 10.  
Use Restrictions.

10.2 Prohibitions. No Owner, Tenant or other Occupant of a Unit shall:

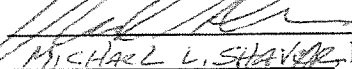
(u) Install hard surface floor covering, including, but not limited to ceramic, quarry, slate tile, laminate, or composite wood flooring in second or third floor units unless written approval is provided by the Board pursuant to the terms herein. ~~All second and third floor units must install~~


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LAW OFFICES  
BECKER & POLIAKOFF, P.A.  
1819 MAIN STREET • SUITE 905 • SARASOTA, FL 34236  
TELEPHONE (941) 366-8826

and use only carpeting or soft vinyl floor covering. No hard surfaced floor covering such as, but not limited to, ceramic, quarry, slate tile, laminate, or composite wood flooring shall be permitted in the living room, dining room, halls, bedrooms or closets of any second or third floor unit, but the Developer may install and the Association may permit such hard surface floor covering in the foyer, kitchen and baths provided appropriate sound deadening or absorbing material is laid under the hard surface. A second or third floor condo unit owner wishing to install any hard surface flooring material, in lieu of carpeting and padding inside his or her unit in the living room, dining room, bedrooms, halls or closets, must first obtain the approval of the Board of Directors of the Association. The condo owner must provide a description of the proposed installation along with any other reasonable information requested by the Board of Directors of the Association. The Condo owner is required to install a Sound Control Underlayment System which will provide a combined minimum Impact Insulation Class (IIC) rating of 70. The condo owner must provide to the Board of Directors of the Association, prior to installation and at the time of requesting the Association's approval, the manufacturer's Independent Laboratory Test data which shows that the proposed underlayment and flooring materials to be used has been tested and achieved a combined IIC rating of 70 or greater based on ASTM standards. Any Owner installing a hard surface flooring material must make an appointment to have the Ashton Lakes Community Association Manager, a member of the Board of Directors, or another person directed by the Association to inspect the underlayment after it has been installed and before installing the top layer of flooring over the underlayment. If the owner fails to have the underlayment inspected by the Association, he or she will be required to remove the top layer of flooring so that the Association can inspect the underlayment. If the Owner installs underlayment that does not meet the required specifications, or otherwise violates this restriction, the Association may compel the Owner to remove the underlayment at the Owner's expense.

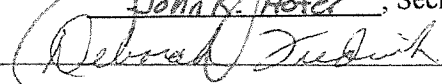
ASHTON LAKES NO. 10 CONDOMINIUM ASSOCIATION, INC.

By:  President

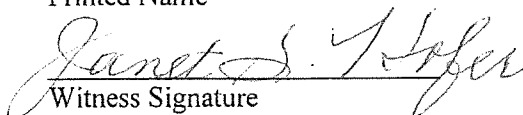
Attest:  Secretary

  
Witness Signature

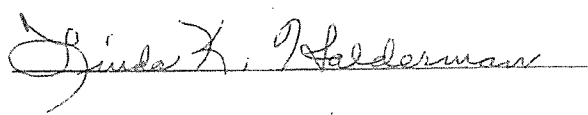
Crista L. Trent  
Printed Name



Deborah E. Frederick

  
Witness Signature

JANET S. HOFER  
Printed Name



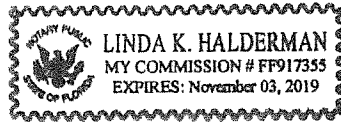
LINDA K. HALDERMAN

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31<sup>ST</sup> day of OCTOBER 2019, by MICHAEL SHAVER President of Ashton Lakes No. 10 Condominium Association, Inc. a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) \_\_\_\_\_ as identification.

Notary Public Linda K. Halderman  
Printed Name LINDA K. HALDERMAN  
My Commission Expires NOV 3, 2019



STATE OF TENNESSEE

COUNTY OF HAMBLEN

The foregoing instrument was acknowledged before me this 22nd day of OCTOBER 2019, by John R. Hofer Secretary of Ashton Lakes No. 10 Condominium Association, Inc. a Florida Corporation, on behalf of the corporation. He is personally known to me.

Notary Public Phyllis A. Carroll  
Printed Name PHYLLIS A. CARROLL  
My Commission Expires 6-3-23.

