

This instrument prepared by and return to:  
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Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2021018857 3 PG(S)  
February 03, 2021 01:33:24 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM OF BREZZA DEL MAR CONDOMINIUMS  
AND TO THE BYLAWS OF  
BREZZA DEL MAR CONDOMINIUM ASSOCIATION, INC.**

The undersigned officer of Brezza Del Mar Condominium Association, Inc., the corporation in charge of the operation and control of Brezza Del Mar Condominiums, according to the Declaration of Condominium thereof as recorded in Official Records Instrument # 2005281271, 95 Pages, Public Records of Sarasota County, Florida, as amended, hereby certifies:

- the following amendments to the Declaration were proposed and approved by vote of the Board of Directors and approved by vote of not less than two-thirds of the voting interests of the entire membership at a membership meeting held on January 16, 2021.
- the following amendment to the Bylaws of the Association was proposed and approved by vote of the Board of Directors and approved by vote of not less than fifty-one percent (51%) of the voting interests of the entire membership at a membership meeting held on January 16, 2021.
- the amendments were proposed and approved in accordance with the condominium documentation, and applicable law.

(Additions indicated by underlining, deletions by ---, omitted, unaffected language by...)

**DECLARATION OF CONDOMINIUM**

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**13. INSURANCE:**

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13.2 Basic Property Insurance. The Association shall obtain and maintain fire, wind, general casualty and such other risks as may be covered under available extended or all-risk property insurance policies, and flood coverage, with one or more responsible insurance companies, or through alternate sources as may be available, upon all of the insurable improvements of the entire Condominium, including Association Property, the Common Elements, the Units, and the personal property of the Association, for the full replacement or insurable value thereof. The Association must obtain an independent insurance appraisal on the Condominium Property, or an update of a prior appraisal, every thirty-six (36) months. The property insurance required under this provision must be based on the replacement cost of the property as determined by the appraisal. It is recognized that insurance companies are not obligated by law to offer property insurance policies that insure all the Condominium Property required to be insured under the Condominium Act, or this Declaration. It is further recognized that the terms, limitations, restrictions, deductibles, cost and expense of insuring some portions of the Condominium Property, including but not limited to, fences, gates, and landscaping, may be considered by the Board in determining if the best interests of the Association will be served by obtaining and maintaining such property insurance. The Board is authorized, in the reasonable exercise of its business discretion, to forego insuring portions of the Condominium Property based on the availability of insurance, and the stated limited factors, provided it has made a good faith attempt, with the assistance of an experienced insurance representative, to satisfy the requirement that it use its best efforts to obtain property insurance required under this Declaration and the Condominium Act. The Board, in the exercise of their business discretion, may determine to obtain the maximum flood insurance available under the National Flood Insurance Program and not obtain additional coverage that may be available through other sources. The Association shall hold the original policy of insurance, and institutional lenders shall be furnished, upon written request, mortgage endorsements covering their respective interests. The word "building", or its equivalent, in any property insurance policy issued to insure the Condominium Property does not include the following items, which must be insured by each Unit Owner: (1) personal property; (2) ceiling, floor and wall coverings; (3) electrical fixtures; (4)