

*Sorrento South Property Owner's Association*  
*Nokomis, Fl 34275*  
*www:Sorrentosouth.org*

April 21, 2023

Progressive Community Mgt. Company  
Kim Ueding - Manager SSPO  
3701 S. Osprey Avenue  
Sarasota, FL 34239

Re: Certificate Of Amendment - Article VII - Section 7.07

Dear SSPO Members,

The Certificate to the Declaration of Covenants and Restrictions has been recorded, Official Records Instrument #2023052943 of the Public Records of Sarasota County, Florida. A copy of this recorded amendment is available, upon request from our manager Kim Ueding, [kueding@pcmfl.com](mailto:kueding@pcmfl.com).

This amendment has been approved by the membership and recorded, results in metal roofs being allowed when they were not allowed before, but it does not allow for unlimited types of metal roofs. Rather it allows for "standing seam metal" metal roofs and metal roofs which have the appearance of tile, and no other roofs that are constructed of metal.

*7.07. Roof Materials.* All pitched roofs on dwellings and attached garages must have the architectural appearance of *roof* tile construction or standing seam metal. These roofs, both new and replacement, must be constructed of materials approved by the Board when plans are submitted. Plans must be approved by the Board before any construction work may start. Flat roofs may use other acceptable, more practical materials designed for flat roofs.

Please replace and keep this amended *Section 7.07 Roof Materials* with your copy of the SSPO covenants.

Sincerely  
Sorrento South Board of Directors

Board of Directors:

Deborah Newman -- President	<a href="mailto:deb.newman@icloud.com">deb.newman@icloud.com</a>
Michele Collier -- Vice President	<a href="mailto:michele.collier@reagan.com">michele.collier@reagan.com</a>
Julia Baiardi -- Sec. Treasurer	<a href="mailto:juliabaiardi@yahoo.com">juliabaiardi@yahoo.com</a>
Joyce Cann -- Director	<a href="mailto:jcansell@hotmail.com">jcansell@hotmail.com</a>

Kim Ueding - Manager PCM	<a href="mailto:kueding@pcmfla.com">kueding@pcmfla.com</a>
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Encl: SSPO Architectural Review Form

# SSPO Architectural Review Form

Property Address: \_\_\_\_\_

Property Owner Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Requested Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Builder/Contractor (if applicable): \_\_\_\_\_

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**For new construction** please provide: Copies of the site plan, Actual elevation, Roof materials

**For modifications/additions** to the exterior of an existing structure please provide (if applicable):  
copies of the site plan, copies of the actual elevation, roof material, fencing material, etc.

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Describe the modification/addition below. Please attach any drawings, additional information or required documentation to this form:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please initial each of the below acknowledgements:

\_\_\_\_\_ The homeowner or builder is responsible for their subcontractors. Debris, mud, dirt and gravel left on streets will trigger a request for a "stop work order" to be filed with Sarasota County, as will any other violation of the Sorrento South Property Owners, Inc. Covenants.

\_\_\_\_\_ Homeowner has read and understands the SSPO Architectural Review Policy.

\_\_\_\_\_ Approval to start the requested work does not occur until this application has been approved by the SSPO board, signed by 2 board members, and returned to homeowner.

\_\_\_\_\_ Permission for a Board member to visit the site.

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Approved (SSPO Board Member): \_\_\_\_\_ Date: \_\_\_\_\_

Approved (SSPO Board Member): \_\_\_\_\_ Date: \_\_\_\_\_

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Denied (SSPO Board Member): \_\_\_\_\_ Date: \_\_\_\_\_

Denied (SSPO Board Member): \_\_\_\_\_ Date: \_\_\_\_\_

*Please submit via email to SSPO Board or hand deliver to a SSPO Board Meeting.*

*Board member email addresses and board meeting dates can be found at SorrentoSouth.org.*

Prepared by and Return to:  
Leah E. Ellington, Esquire  
Lobeck & Hanson, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237  
(941) 955-5622 (Telephone)  
(941) 951-1469 (Facsimile)



**CERTIFICATE OF AMENDMENT**

**AMENDED AND RESTATED  
DECLARATION OF COVENANTS  
AND RESTRICTIONS OF  
SORRENTO SOUTH, UNITS 1, 2, 3, 4, AND 5**

We hereby certify that the attached amendment to the Declaration of Covenants and Restrictions for Sorrento South, Units 1, 2, 3, 4, and 5 (which Deed Restrictions for Units 1, 2, 3, 4, and 5 were originally recorded at Official Records Book 560, Page 886 et seq. as to Unit 1, Official Records Book 563, Page 609 et seq. as to Unit 2, Official Records Book 644, Page 162 et seq. as to Unit 3, Official Records Book 691 Page 52 et seq. as to Unit 4, and Official Records Book 763, Page 461 et seq. as to Unit 5, and which were consolidated at Instrument #2016080018, and which were Amended and Restated at Instrument #2017047071, all of the Public Records of Sarasota County, Florida) was approved at the Annual Meeting held on January 21, 2023 and reconvened on March 14, 2023, by the affirmative vote of not less than sixty percent (60%) of the voting interests of the membership, which is sufficient for approval under Article IX of the Amended and Restated Declaration of Covenants and Restrictions.

DATED this 23<sup>rd</sup> day of MARCH, 2023.

Signed, sealed and delivered  
in the presence of:

SORRENTO SOUTH PROPERTY  
OWNERS, INC.

sign: Louise Speesholtz

By: Deborah Newman  
Deborah Newman, President

print: LOUISE SPEESHOLTZ

sign: Linda Belle

print: LINDA BELLE

sign: Louise Speesholtz

By: Julia Baiardi  
Julia Baiardi, Secretary

print: LOUISE SPEESHOLTZ

sign: Linda Belle

(Corporate Seal)

print: LINDA BELLE

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of MARCH 2023, by Deborah Newman as President of Sorrento South Property Owners, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced FIDDL as identification.



Laurie Seesholtz  
Commission # GG 351406  
Expires August 25, 2023  
Bonded Thru Budget Notary Services

NOTARY PUBLIC

sign Laurie Seesholtz

print Laurie Seesholtz

State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of MARCH, 2023, by Julia Baiardi as Secretary of Sorrento South Property Owners, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced FIDDL as identification.



Laurie Seesholtz  
Commission # GG 351406  
Expires August 25, 2023  
Bonded Thru Budget Notary Services

NOTARY PUBLIC

sign Laurie Seesholtz

print Laurie Seesholtz

State of Florida at Large (Seal)

My Commission expires:

AMENDMENT

AMENDED AND RESTATED  
DECLARATION OF COVENANTS  
AND RESTRICTIONS OF  
SORRENTO SOUTH, UNITS 1, 2, 3, 4, AND 5

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

ARTICLE VII.  
BUILDING CONSTRUCTION (NEW & REMODELING)

7.07. **Roof Materials.** All pitched roofs on dwellings and attached garages must have the architectural appearance of ~~roof~~ tile construction or standing seam metal. These roofs, both new and replacement, must be constructed of materials approved by the Board when plans are submitted. Plans must be approved by the Board before any construction work may start. Flat roofs may use other acceptable, more practical materials designed for flat roofs.