

Prepared by and return to:  
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RECORDED IN OFFICIAL RECORDS  
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February 26, 2020 08:11:44 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF RESCISSION**

**ARCHITECTURAL REVIEW COMMITTEE STANDARDS  
OF  
WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.**

The undersigned officers of **WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.** (herein, "Association"), on behalf of the Association and with the approval of the Board of Directors of the Association, do hereby certify that the **LAST TWO PAGES** of the CERTIFICATE OF RECORDING, **STORM SHUTTER POLICY** (labelled as pages 18 and 19) of the Architectural Review Committee Standards of Woodmere Lakes Homeowner's Association, Inc., recorded at Official Records Instrument # 2019167117 of the Public Records of Sarasota County, Florida, is hereby rescinded in its entirety and declared null and void, as to the last two pages only, which two pages are titled "STORM SHUTTER POLICY", because these two pages were mistakenly included and the Storm Shutter Policy is properly described in the Declaration. The rescinded two pages are attached as exhibit "A" and incorporated by reference. Therefore, the "STORM SHUTTER POLICY" as recorded is rescinded.

The Certificate of Recording recorded at Official Records Instrument # 2019167117 contains the Architectural Review Committee Standards for the **DECLARATION OF RESTRICTIONS FOR HOMESITES AT WOODMERE LAKES**; the Declaration is originally recorded at Official Records Book 2752, Page 1943 et. seq. of the Public Records of Sarasota County, Florida.

Dated this 19 day of February, 2020.

WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.

Witnesses: [Signature]  
Signature

By: Mike Castelli

Print: Mike Castelli  
Mike Castelli, President

Michelle Trivitt  
Print

Attest: Carla McDermott  
as its

Joseph A. Gugno  
Signature

Joseph A. Gugno  
Print

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of February, 2020 by Mike Castelli, President on behalf of Woodmere Lake Homeowner's Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign Joseph A. Gugno

Print Joseph A. Gugno

State of Florida at Large (Seal)

My Commission expires:



JOSEPH A. GUGINO  
Commission # GG 342831  
Expires August 2, 2023  
Bonded Thru Budget Notary Services

WOODERE LAKES HOMEOWNERS ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE  
STORM SHUTTER POLICY

Please review the Declaration of Restrictions for Homesites at Woodmere Lakes, Article, Section 5.4, Boarding up Residences, Storm Protection, which states that dwellings may be boarded up only during the time of imminent threat of storm, but in no event shall remain boarded up for periods beyond the threat of storm or in excess of ten (10) days whichever is shorter. Hurricane shutters or similar installations may be installed with the written permission of Declarant Board of Directors or it's designated agent.

ARC approval of storm shutter installation requires the following conditions:

- All regulatory permits must be obtained prior to installation.
- The Storm shutters must conform to the décor of the Woodmere Lakes Homeowner's Association.
- All shutters must be removable or have the function to be left open and expose the windowpane. Certain shutter styles can be restricted to the rear of the house in order to preserve the décor of the Woodmere Lakes Homeowner's Association.
- Homeowners who need to install storm shutters prior to June 1st and have shutters remain up through November 30th must complete and submit the "Hurricane Shutter Request letter" to the Homeowner's Association an Architectural Review Form prior to installation.

- Storm shutters that conform to the décor of the Woodmere Lakes Homeowners Association and are approved with the written permission of the Board of Directors may be installed and remain up from June 1st through November 30th.
- Full time residents of Woodmere Lakes are permitted to install their storm shutters from June 1st through November 30th.
- It is the responsibility of each homeowner who puts their storm shutters up June 1st through November 30th and continues to occupy the home to be sure that they have adequate exits in case of fire or emergency.
- This policy does NOT include plywood. Plywood can be installed upon the warning stage of an impending hurricane and **MUST BE REMOVED** ten (10) days after the hurricane has passed.