

Charlotte Square Condos  
★ Managers Office  
2296 Aaron St.  
Port Charlotte, FL 33952

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
KEVIN L. EDWARDS, ESQ.  
BECKER & POLIAKOFF, P.A.  
630 S. ORANGE AVENUE  
SARASOTA, FL 34236

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BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 02559  
PGS 1885-1886 (2 Pg(s))  
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**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
CAMBRIDGE HOUSE OF PORT CHARLOTTE - A CONDOMINIUM**

The undersigned officers of Cambridge House of Port Charlotte - a Condominium, Inc., a Florida not-for-profit corporation organized and existing to operate and maintain Cambridge House of Port Charlotte - a Condominium, according to the Declaration of Condominium thereof as recorded in O.R. Book 620, page 1206, et seq., Public Records of Charlotte County, Florida, as amended, hereby certify that the following amendment to the Declaration of Condominium was approved by not less than a majority of the members present, in person or by proxy at the duly convened membership meeting held on July 29, 2004. The undersigned further certify that the amendment was proposed and adopted in accordance with the condominium documentation, and applicable law.

(Additions indicated by underlining, deletions by ---)

**PROPOSED AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
CAMBRIDGE HOUSE OF PORT CHARLOTTE - A CONDOMINIUM**

(Additions indicated by underlining, deletions by ---)

1. *Proposed amendment to Article XII entitled "Conveyances," Section C.(1) shall read as follows:*

C. (1) A unit owner, intending to make a bona fide sale or lease of his Unit, or any interest therein, shall give to the Association a written notice of his intention to sell or lease, together with the name and address of the intended purchaser or lessee and a copy of the contract of sale, and such other information as the Association may reasonably require, and the term of the proposed transaction. The fact that a proposed purchaser is a lessee of the Unit or another Unit in the Condominium shall not necessitate approval for sale or subsequent leasing of a Unit to such person. The giving of such notice shall constitute a warranty and representation by the Unit owner that the Unit owner believes the proposal to be bona fide in all respects. Upon the effective date of this amendment, no unit owner may lease his or her unit for a period of five (5) years after taking title to a unit. After the expiration of this five-year period, unit owners may lease their units

IMAGED IN PG

in accordance with the provisions contained elsewhere herein. The five-year waiting period shall not apply in situations where title to a unit passes through inheritance. In connection with the sale or other transfer of a unit, the Association may impose a transfer or application fee upon the unit for sale or lease. Such fee shall be determined by the Board of Directors but may not exceed \$100.00. No unit owner may own more than one (1) unit.

(All other Declaration provisions shall remain unchanged.)

In witness whereof, the Association has caused this instrument to be executed by its authorized officers this 12 day of August, 2004, at Charlotte County, Florida.

CHARLOTTE -

CAMBRIDGE HOUSE OF PORT

A CONDOMINIUM, INC.

Marit E. Lopez  
Witness Signature

BY: Frank R. Gandt  
Frank Gandt, President

Marit E. Lopez  
Printed Name

Lissa D. Ditzig  
Witness Signature

ATTEST: Dolores M. Leth  
Dolores Leth, Treasurer

Lissa D. Ditzig  
Printed Name

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 12 day of August, 2004 by Frank Gandt, as President and Dolores M. Leth, as ~~Secretary~~ Treasurer of CAMBRIDGE HOUSE OF PORT CHARLOTTE - A CONDOMINIUM, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced Personally Known identification. If no type of identification is indicated, the above-named persons are personally known to me.

Name Stacey Herrin

Stacey Herrin  
Notary Public  
Printed

State of Florida  
My Commission Expires



Stacey Herrin  
Commission # DD 008384  
Expires March 24, 2005  
Bonded Through  
Atlantic Bonding Co., Inc.