



responsibilities shall be a common expense of the condominium. However, so long as the development known as CHARLOTTE SQUARE shall be under construction and development by the Developer, the Developer shall at its option have the full and exclusive right to act as such unified managing agent. Any such unified managing agent may be granted any and all powers of the Association which are exercisable by the Board of Directors as provided for in the Articles of Incorporation or the By/Laws of the Condominium Association, and in accordance therewith or as are provided in the documents governing any entity of which the Association is a member formed to manage the Charlotte Square development common interests. The terms of said contract with any unified managing agent shall conform to the requirements of the Condominium Act and this Declaration and Exhibits thereto By-Laws of the Association in all regards.

The Developer may cause the Association to enter into such management agreement with the Developer as managing agent upon completion of the condominium improvements.

In witness whereof, the Association has caused this instrument to be executed by its authorized officers this 19th day of April, 1999, at Charlotte County, Florida.

CAMBRIDGE HOUSE OF PORT CHARLOTTE - A CONDOMINIUM, INC.

Paul A. Michalczka  
Witness Signature

PAUL A. MICHALCZKA  
Printed Name

Arthur Benz  
Witness Signature

Arthur Benz  
Printed Name

BY: Frank R. Gandt, President

ATTEST: Rachel J. Rich, Secretary

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 19 day of April, 1999 by FRANK R. GANDT, as President and Rachel J. Rich, as Secretary 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 N/A as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Stacey Herrin  
Notary Public  
Printed Name Stacey Herrin  
State of Florida  
My Commission Expires March 24, 2001

