

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAD M. MCCLENATHEN, ESQ.
BECKER & POLIAKOFF, P.A.
630 S. ORANGE AVENUE
SARASOTA, FL 34236

★ #236

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 1590 PAGE 1151
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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 1205, et seq., Public Records of Charlotte County, Florida, hereby certify that the following amendment to the Declaration of Condominium was duly approved by not less than a majority of the total membership at an annual membership held on January 15, 1998. The undersigned further certify that the amendment was properly proposed and adopted by the Board of Directors, as otherwise required by the Florida Condominium Act and the condominium documents.

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

...

XI.

PURPOSE AND USE RESTRICTIONS

Units shall be used and occupied by the respective owners thereof as private single-family residences for themselves, their families, employees, and social guests in occupancy with them, and for no other purpose, except where specific exceptions are made in this Declaration.

In order to provide for a congenial occupation of the Condominium and to provide for the protection of the value of the Units, the use of the Condominium Property shall be restricted to and be in accordance with the following provisions:

...

C. ~~Persons who are not eighteen years of age or older shall not be permitted to reside in a Unit, nor to use the recreation facilities of the Condominium unless under the supervision of an adult except to the extent that under such conditions as the Association may provide by regulation. In accordance with the Federal Fair Housing Amendments Act of 1988, and the Housing for Older Persons Act of 1995, and comparable legislation adopted by the State of Florida, at least one person fifty-five (55) years of age or older must be a permanent occupant of each unit while any other person occupies said unit. Persons under the age of fifty-five (55) and eighteen (18) years of age, or older, may occupy and reside in a unit as long as one of the occupants is age fifty-five (55) or older. Persons under the age of eighteen (18) shall not occupy a unit on a permanent basis but may occupy a unit on a temporary basis, not to exceed thirty (30) days in any calendar year. Notwithstanding these provisions, the Board in its sole discretion shall have the right to establish hardship exceptions to permit persons of age eighteen (18) or older and less than fifty-five (55) years of age to permanently reside in the community, even in the absence of a person or persons fifty-five (55) years of age or older, provided that said exceptions shall not be permitted in situations where the granting of a hardship exception will result in having less than eighty (80%) percent (or the minimum as may be established by law from time to time) of the units in the condominium having less than one resident fifty-five (55) years of age or older. It is the intent of this provision that the community comply with Fair Housing laws, as the same may be amended from time to time, which currently requires that at least eighty (80%) percent of the units shall at all times have at least one resident fifty-five (55) years of age or older. The Board~~

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of Directors shall establish policies and procedures for the purpose of insuring that the foregoing required percentages of occupancy by older persons are maintained at all times and to otherwise allow the Association to qualify for a legal exemption from the laws. This restriction on occupancy by persons less than fifty-five (55) years of age shall not apply to persons permanently occupying a unit as of the date of adoption of this Amendment.

...

(All other provisions of the Declaration shall remain unchanged.)

In witness whereof, the Association has caused this instrument to be executed by its authorized officers this 28th day of January, 1998, at Charlotte County, Florida.

CAMBRIDGE HOUSE OF PORT CHARLOTTE,
A CONDOMINIUM, INC.

Vincent Spiootti
Witness Signature

VINCENT SPIOTTI
Printed Name

Jay Kendall
Witness Signature

JAY KENDALL
Printed Name

BY:

Frank R. Gandt
President

ATTEST:

Rachel F. Rich
Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 28th day of January, 1998 by Frank Gandt, as President and Rachel 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



Stacey Herrin
My Commission CC632517
Expires March 24, 2001