Charlothe Square Condos

Marcaers Office
2296 Aaron St.
Port Charlothe, FL 33952

THIS INSTRUMENT PREPARED BY

THIS INSTRUMENT PREPARI AND RETURN TO: KEVIN L. EDWARDS, ESQ. BECKER & POLIAKOFF, P.A. 630 S. ORANGE AVENUE SARASOTA, FL 34236 BARBARA T. SCOTT, CLERK CHARLOTTE COUNTY OR BOOK 02559 PGS 1885-1886 (2 Pg(s)) FILE NUMBER 1269152 RECORDED 10/07/2004 12:50:42 PM RECORDING FEES 18.50

## 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

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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 1, 2004, at Charlotte County, Florida.

CAMBRIDGE HOUSE OF PORT
A CONDOMINIUM, INC.

Movist E. hopels
Witness Signature

Maril F. 1 2027

Marit E. Lopez

CHARLOTTE -

Witness Signature

Lissa D. Ditzia

STATE OF FLORIDA COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 12 day of 12004 by Frank Gandt, as President and 12000 M. Leth, as Secretary of TREASURER 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 as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notary Public Printed

State of Florida

My Commission Expires

Stacey Herrin commission # DD 008384 Expires March 24, 2005 Bonded Thra

Atlantic Bonding Co., Inc.