

RECKER & POLIAKOFF ★ 234
PO BOX 49675
SARASOTA FL
34230

**CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM
OF
REGENCY HOUSE OF PORT CHARLOTTE, A CONDOMINIUM**

IMAGED
SG

Recording \$ 15.00
Record Verified: SANDRA WELLS, D.C.
File: 400624 OR BOOK/PAGE: 1447 / 00079
Recorded: 02/13/96 08:11 A.M.
Recorded at the Circuit Court - Charlotte County
Barbara T. Scott, Clerk of the Circuit Court
The undersigned officers of Regency House of Port Charlotte, a Condominium, Inc., a not-for-profit corporation organized and existing to operate and maintain Regency House of Port Charlotte, a Condominium, according to the Declaration of Condominium thereof as recorded in O. R. Book 617, page 118, et seq., Public Records of Charlotte County, Florida, as amended, hereby certify that the following amendments to the Declaration of Condominium were approved by not less than fifty-one (51%) percent of the voting interests of the Association present, in person or by proxy, at the annual membership meeting held on January 18, 1996.

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

RECORD VERIFIED BARBARA T. SCOTT, CLERK

DC

**ARTICLE 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. In accordance with the Federal Fair Housing Amendments Act of 1988, 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 over the age of eighteen (18) 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 sixty (60) 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 the Fair Housing Amendment Act of 1988 as the same may be amended from time to time, and comparable law adopted by the State of Florida, 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 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, including, as necessary, establishing and maintaining significant facilities and services designed to meet the physical or social needs of the elderly, the cost and expense of which shall be a common expense. The Board or its designee shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the afore-stated percentages of adult occupancy. 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.

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 and under such conditions as the Association may provide by regulation.

ARTICLE 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:

...

I. No pets shall be permitted on or in the Condominium Property or Units without the approval of the Board of Directors of the Association, which approval may be

~~arbitrarily withheld, or as a matter of policy may be denied.~~

(All other provisions of the Declaration remain unchanged.)

Dated this 31 day of January, 1996.

REGENCY HOUSE OF PORT CHARLOTTE,
A CONDOMINIUM, INC.

Nettie Mary Koch
Witness Signature

BY: Lois Lane
LOIS LANE, PRESIDENT

NETTIE MARY Koch
Printed Name

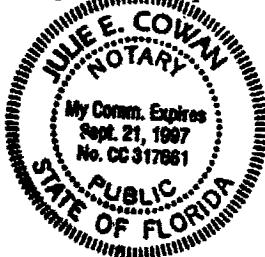
Shawn Richard
Witness Signature

BY: Mary Morrison,
, SECRETARY

Shawn Richard
Printed Name

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 31 day of January, 1996 by LOIS LANE, as President, and MARY Morrison, as Secretary of **REGENCY HOUSE OF PORT CHARLOTTE, A CONDOMINIUM, INC.**, a Florida corporation, on behalf of the corporation. They are personally known to me or have produced Self as identification. If no type of identification is indicated, the above-named persons are personally known to me.



Julie E. Cowan
Notary Public
Printed Name Julie E. Cowan
State of Florida
My Commission Expires Sept. 21, 1996

2/25/01

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

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 1874 PAGE 1660
RECORDED 03/21/01 @ 03:05 PM
FILE NUMBER 797859
RECORDING FEE 6.00

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
REGENCY HOUSE OF PORT CHARLOTTE - A CONDOMINIUM

The undersigned officers of Regency House of Port Charlotte - a Condominium, Inc., a Florida not-for-profit corporation organized and existing to operate and maintain Regency House of Port Charlotte - a Condominium, according to the Declaration of Condominium thereof as recorded in O.R. Book 617, page 118, 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 two-thirds of the members present, in person or by proxy at the duly convened annual membership meeting held on January 18, 2001. 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 ---, omitted, unaffected language by ...)

XIV.

ASSESSMENTS

E. All notices of assessments from the Association to the unit owners shall designate when they are due and payable. Assessments and installments thereof not paid when due shall bear interest from the due date at ten (10%) percent per annum or such lesser rate as may be approved by the Board of Directors the highest rate allowed by law until paid. The Board of Directors may impose a late fee, in addition to interest, in the amount of Twenty Five and 00/100 Dollars (\$25.00) or five (5%) percent of the amount of this installment, whichever is higher, or such other amount that may be permitted by law. The corporation's lien rights as set forth in Article XV shall apply to the late fee, in addition to interest and any other costs or fees (including attorney's fees) incurred in connection with collection of the assessment.

(The remainder of the Declaration of Condominium shall remain unchanged.)

In witness whereof, the Association has caused this instrument to be executed by its authorized officers this 16 day of MARCH, 2001, at Charlotte County, Florida.

REGENCY HOUSE OF PORT CHARLOTTE -
A CONDOMINIUM, INC.

x St. Halford

Witness Signature

S. K. Halford

Printed Name

BY: William Spoto - Pres.
William Spoto, President

Stacey Herring

Witness Signature

STACEY HERRIN

Printed Name

ATTEST: Lois Lane - Sec.
LOIS LANE, Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 16 day of MARCH, 2001 by William Spoto, as President and LOIS LANE, as Secretary of REGENCY 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.



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

5-82

Regency House of Port Charlotte

A CONDOMINIUM, INC.
CHARLOTTE SQUARE
PORT CHARLOTTE, FLORIDA 33952

OR 719 PG 1000

AMENDMENT OF ARTICLE III

DIRECTORS AND OFFICERS, OF THE BY-LAWS-EXHIBIT 4, OF THE DECLARATION OF A CONDOMINIUM OF REGENCY HOUSE OF PORT CHARLOTTE, FLORIDA.

At a special meeting held for the sole purpose of voting for a change in their by-laws, the MEMBERSHIP (unit Owners) of Regency House on Friday November 19, 1982, 8:00 P M in their Social Room in the Regency House, voted, after receiving their ballots in favor of the recommended change. The results of their vote was as follows:

Total members eligible to vote _____ 48
total votes cast _____ 40
total votes in favor of the change _____ 36
total votes against the change _____ 04

The Chairman of the meeting declared the amendment adopted:

The new Article III now reads as follows:

FILE 83-597057

RECORDED
OFFICE OF THE CLERK
CHARLOTTE COUNTY, FLA.

"A". Directors:

- (1) The affairs of the corporation shall be managed by a Board of Directors composed of five (5) persons all of whom shall be members in good standing.
- (2) A Nominating committee composed of three (3) persons, (the immediate two (2) past presidents and the present president) shall nominate one or more persons to fill any vacancy or vacancies that exists on the Board. Nominations shall also be permitted from the floor of the meeting, or nominees could be placed on the Ballot by Petition signed by 25 % of the membership, filed with the Secretary at least 20 days before the date of the meeting. All NOMINEES shall be selected from the membership of the corporation.
- (3) Voting for NOMINEES to be elected to the Board shall be by secret written ballot cast the meeting, or by PROXY.
- (4) The term of office shall be for two(2) years, except this first year's elections, the three(3) nominees receiving the largest number of votes shall hold office for two (2) years and the two (2) nominees receiving the next largest votes shall serve one (1) year, thereafter, all vacancies shall be filled for two (2) years, unless an election is held to fill an unexpired term.
- (5) The Directors shall hold office until their successors are elected and qualify.
- (6) Each Unit Owner (Member) may vote for the number of persons equal to the number of positions on the Board being filled by such election.
- (7) There shall be NO cumulative voting.
- (8) No member of the Board of Directors shall receive or be entitled to any compensation for his/her services as a Director, but shall be entitled to reimbursement for all expenses sustained by him/her as such, if incurred upon authorization of the Board."

The above is a true copy of the action taken by the Membership of Regency House at their Special Meeting held on November 19, 1982.

Dated this 13th day of January, 1983.


Ann Getty
Secretary

RECORDED
OFFICE OF THE CLERK
CHARLOTTE COUNTY, FLA.
BY JEAN JONES
RECORDED
1/13/83

1539
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Ernest W. Sturges, Jr., Esq.
Goldman, Tiseo & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF
REGENCY HOUSE OF PORT CHARLOTTE – A CONDOMINIUM**

THIS CERTIFICATE is made to reflect and document an Amendment of the Declaration of Regency House of Port Charlotte – A Condominium. The Declaration of Regency House of Port Charlotte – A Condominium have been recorded in the Public Records of Charlotte County as follows:

Instrument and Date

O.R. Book/Page(s)

- a. Declaration of Condominium of Regency House of Port Charlotte – A Condominium November 1, 1979 617/118 et seq.
- b. Certificate of Amendment Declaration of Condominium Regency House of Port Charlotte – A Condominium February 13, 1996 1447/79 et seq.
- c. Certificate of Amendment Declaration of Condominium Regency House of Port Charlotte – A Condominium November 30, 1999 1751/179 et seq.
- d. Certificate of Amendment Declaration of Condominium Regency House of Port Charlotte – A Condominium March 21, 2001 1874/1660 et seq.

The undersigned officers of the Board of Directors of Regency House of Port Charlotte – A Condominium, a Florida not-for-profit corporation, hereby certify as follows:

1. The Declaration of Regency House of Port Charlotte – A Condominium is hereby amended in accordance with Exhibit "A" attached hereto and entitled Fourth Amendment to the Declaration of Regency House of Port Charlotte – A Condominium.
2. This Amendment of the Declaration of Regency House of Port Charlotte – A Condominium was proposed at a duly convened meeting of the members and approved by a majority vote of the members present or by proxy..

Executed this 15th day of May, 2012, at Port Charlotte, Florida.

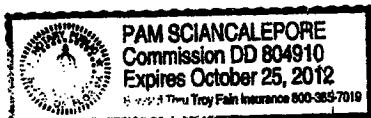
Regency House of Port Charlotte – A Condominium

By: Howard Gurlanick
Name: Howard Gurlanick
Its: President

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 15th day of May, 2012, by Howard Gurlanick, who is personally known to me or produced as identification.

SEAL



Pam Sciancalepore
NOTARY PUBLIC

Printed name of notary

By: Ronald Ouellet
Name: Ronald Ouellet R.A.O.
Its: Secretary

STATE OF NH
COUNTY OF Rock

The foregoing instrument was acknowledged before me this 10 day of May, 2012, by Ronald Ouellet, who is personally known to me or produced Firearm Lic. as identification.

SEAL

Robert R. Paisley
NOTARY PUBLIC *Justice of the Peace*
Comm. Exp. 9/9/14

Robert R. Paisley
Printed name of notary

FOURTH AMENDMENT TO THE
DECLARATION
OF
REGENCY HOUSE OF PORT CHARLOTTE – A CONDOMINIUM

Article XII H. is hereby amended to read as follows:

H. An Owner acquiring a unit after the effective date of this amendment may not lease his/her unit for a period of two (2) years following title transfer date.