

BECKER & POLIAKOFF ★ #236  
PO BOX 49675  
SARASOTA FL  
34230

CERTIFICATE OF AMENDMENT  
DECLARATION OF CONDOMINIUM  
OF

IMAGED  
SG

REGENCY HOUSE OF PORT CHARLOTTE, A CONDOMINIUM

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  
*Barbara T. Scott* 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

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1/25/96

Recording \$ 15.00  
Record Verified: SANDRA WELLS, D.C.  
File: 400624 OR BOOK/PAGE: 1447/0079  
Recorded: 02/13/96 08:11 A.M.  
Barbara T. Scott, Clerk of the Circuit Court - Charlotte County

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.

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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

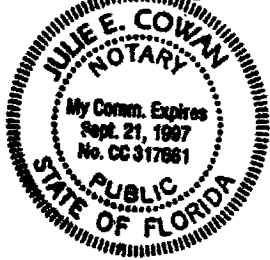
Shawn Richard  
Witness Signature

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



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  
ON 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.

S.K. Halford  
Witness Signature

BY: William Spoto - Pres.  
William Spoto, President

S.K. Halford  
Printed Name

ATTEST: Lois Lane - Sec.  
LOIS LANE, Secretary

Stacey Herrin  
Witness Signature

Stacey Herrin  
Printed Name

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 Herrin  
My Commission CC032517  
Expires March 24, 2001

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

5.02

# 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:

### "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*  
Ann Getty Secretary

FILE 83-597057

RECORDED IN  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FLA.

83 JAN 14 AM 1:41

RECORDED IN  
OFFICIAL OFFICES

REMOVED - BESSIE G. JONES  
JEAN JONES  
D.C.

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:

<u>Instrument and Date</u>	<u>O.R. Book/Page(s)</u>
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 15<sup>th</sup> 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 15<sup>th</sup> day of May, 2012, by Howard Gurlanick, who is personally known to me or produced as identification.

Pam Sciancalepore  
NOTARY PUBLIC

SEAL



Pam Sciancalepore  
Printed name of notary

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

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 as identification. Ouellet R.A.O.

Robert R. Paulson  
NOTARY PUBLIC Justice of the Peace  
Comm Exp 9/19/14

SEAL

Robert R Paulson  
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.