

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
5200 Central Avenue
St. Petersburg, Florida 33707

Condominium Plats pertaining hereto are filed in Plat Book 2, Pages 23-24.

**AMENDMENT TO DECLARATION OF
CAPRI ISLE GARDEN APARTMENTS NO. ONE, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of CAPRI ISLE GARDEN APARTMENTS NO. ONE ASSOCIATION, hereinafter referred to as Association, desires to amend the Declaration for said condominium association, which Declaration of Condominium and Bylaws have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 2541, beginning with Page 666, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said unit owners/members was duly called in accordance with the Declaration of Condominium and Bylaws, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on November 21, 2019, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendment, which amendment was proposed by resolution by said Directors, same was presented for a vote, and accepted by the required vote of the Board of Directors, and said amendment was approved by the vote of the required percentage of unit owners/members according to the provisions of the Declaration of Condominium for said Association.

WHEREAS, that the Board of Directors and the unit owners/members have approved the Amendment to the Declaration, and said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration of Condominium shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendment is to be provided within said Declaration of Condominium and said amendment is as follows:

14. Use Restrictions.

(a) Minimum Age of Permanent Residents.

All permanent residents must comply with the provisions as set forth herein and this Association shall be designated as housing for older persons.

This Association is designated housing for older persons and this housing is intended to have at least one person, who is the owner, in 80% of the units who is fifty-five (55) years of age or older as a permanent resident. No other person may be a permanent resident in the remaining 20% of the units, unless they are at least fifty (50) years of age or older or reside with a person or reside with a person who is at least fifty-five (55) or older.

However, in the event that the owner is fifty-five (55) years of age and older and dies, his or her widow, partner, who is under the minimum age of fifty (50), may remain within the unit as a special exception to this rule. No other individual may reside in the unit, unless they are fifty (50) years of age or older.

The Board of Directors shall establish policies and procedures for the purpose of assuring that the required percentage of over fifty-five (55) occupancy is maintained at all times. The Board, or its designee, shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would create a violation of the necessary percentage of over fifty-five (55) occupancy. Permanent occupancy or residency is defined as any person who occupies a unit for a period of sixty (60) days or longer.

The rules and regulations regarding the use of the unit by persons under the age of fifty-five (55) as provided herein are subject to the rules and regulations passed by the Board of Directors of this Association. No unit

shall, at any time, be permanently occupied by anyone under the age of fifty (50) years of age, except that individuals below the age of fifty (50) are permitted to visit and temporarily reside for such periods as may be permitted by the Association's governing documents.

RESOLVED, further, that said Amendment to the Declaration of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

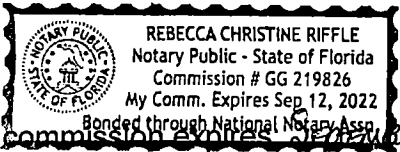
CAPRI ISLE GARDEN APARTMENTS NO. ONE ASSOCIATION

BY: *Christine Gruscake*
President

BY: *Robert Thomas Milne*
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by CHRISTINE GRUSCAKE, the President and ROBERT THOMAS MILNE, the Secretary, who are personally known to me or who have produced _____ as identification and who did take an oath and depose and says that they executed the foregoing Amendment and acknowledge to and before me that they executed said Amendment for the purpose therein expressed.



Rebecca Christine Riffle
Notary Public

REBECCA CHRISTINE RIFFLE
Notary Name Typed/Printed

(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)