

CFN 2004021315  
Bk 02509 Pgs 0525 - 526; (2pgs)  
DATE: 02/19/2004 10:05:22 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 9.00  
TRUST FUND 1.50

*Stone & Gerken*  
Return to:  
Lee Hansen, Secretary  
Tavares Ridge Condominium  
Homeowner's Association  
Post Office Box 668  
Tavares, FL 32778

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**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF TAVARES RIDGE CONDOMINIUM**

The undersigned officers of Tavares Ridge Condominium Homeowners Association, Inc., the corporation in charge of the operation and control of Tavares Ridge Condominium, a condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 952, Page 425 et seq., of the Public Records of Lake County, Florida, hereby certify that the following amendment to the Declaration of Condominium was proposed and approved by a vote of not less than two-thirds of the unit owners at the annual membership meeting held on January 26, 2004. The undersigned further certify that a quorum was present and the number of votes in favor of the amendment was One Hundred Six (106) and the number votes against the amendment was Four (4) with Forty Six (46) units not voting and that the amendment was proposed and approved in accordance with the condominium documentation and applicable law.

Article XIX of the Declaration of Condominium of Tavares Ridge Condominium entitled Miscellaneous Provisions & Owner Restrictions is amended to create a new section E. Which section shall read as follows:<sup>1</sup>

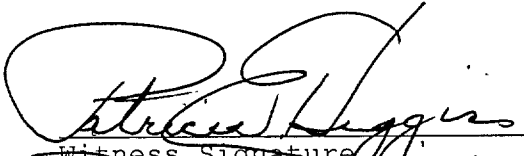
E. Restrictions on Rentals. Notwithstanding any provision to the contrary contained within this Declaration, the total number of units within Tavares Ridge Condominium which may rented or offered for rent during any single period of time shall be limited to forty (40) units. After February 1, 2004, no rental or attempted rental of a unit shall be valid should such rental or attempted rental cause the total number of units within Tavares Ridge Condominium being used for rental purposes to exceed forty (40). The provisions of Article XIX, paragraph C.1. of this Declaration, relating to the Board of Directors' responsibility to provide an alternate renter should a valid application for rental of a unit be denied by the Board of Directors, shall not apply to any rental application which, if granted by the Board of Directors, would result in a total number of units within Tavares Ridge Condominium being used for rental purposes in excess of forty (40). Notwithstanding the foregoing, should there

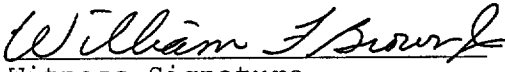
<sup>1</sup> Additions indicated by underlining; deletions by ~~strikethrough~~.


be more than forty (40) units within Tavares Ridge Condominium which are actively being rented as of February 1, 2004, then those units may continue to be used for rental purposes until said units are sold or otherwise conveyed by their current owners. After the sale or conveyance of such a unit, then the provisions of this section shall apply. For purposes of this paragraph, the term rental shall mean the letting or leasing of a unit owned by an individual to another individual or individuals who are not owners of said unit. Nothing contained in this paragraph shall be construed to permit or allow the purchase of a unit within Tavares Ridge Condominium solely for the purpose of renting said unit without having first used said unit as a private dwelling of the unit owner.

IN WITNESS WHEREOF, Tavares Ridge Condominium Homeowners Association, Inc. has caused this Certificate to be executed in its name on this 8<sup>th</sup>, day of February, 2004.

TAVARES RIDGE CONDOMINIUM  
HOMEOWNERS ASSOCIATION, INC.

  
Witness Signature  
PATRICIA E. HIGGINS  
Witness Printed Name

  
Witness Signature  
WILLIAM F. B. BROWN JR.  
Witness Printed Name

  
By: SUE GROSS  
As its President

Attest   
By: LEE HANSEN  
As its Secretary

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STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Sue Gross and Lee Hansen, as the President and Secretary of Tavares Ridge Condominium Homeowners Association, Inc., on behalf of the Association and who are personally known to me or who have provided \_\_\_\_\_ as identification and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8<sup>th</sup> day of February, 2004.

  
NOTARY PUBLIC

My Commission Expires:  
March 31, 2006



DOOROTHY JEAN BROWN  
MY COMMISSION # DD 009978  
EXPIRES March 31, 2006  
Consolidated Thru Budget Notary Services