

## AMENDMENT

### DECLARATION OF CONDOMINIUM

OF

### CAPRI VILLAGE EAST, A CONDOMINIUM

*[Additions are indicated by underline; deletions by ~~strike-through~~]*

**18.4 Housing Facility for Older Persons.** This is a housing facility for older persons. Pursuant to the Housing for Older Persons Act of 1995, at least one (1) person occupying a Unit must be fifty-five (55) years of age. However, at the discretion of the Board of Directors up to 20% of the Units in the association may be occupied by persons between the ages of 18 and 54. The Board of Directors shall have the authority to adopt reasonable rules and regulations to enforce this article including but not limited to the right to require potential occupants to provide proof of their age upon Board request. The Board of Directors reserves the right to deny occupancy to any person where such occupancy would cause the association to not qualify as housing for older persons under the Federal Law.

A. Family Members at Least Fifty-Five (55) Years of Age. A Unit owner may allow his/her family members (siblings, children, and grandchildren) who are at least fifty-five (55) years of age to occupy a Unit for up to thirty (30) days in a calendar year when the Unit owner is not occupying the Unit. Family Members at least fifty-five (55) years of age are authorized to have their own spouse, partner, children, grandchildren, and guests stay in the Unit overnight during the time the family member who is at least fifty-five (55) years of age is occupying the Unit.

B. Family Members Under the Age of Fifty-Five (55). Family members (siblings, children, and grandchildren) who are between the ages of 18 and 54, and their spouses and children and grandchildren, may occupy a Unit for up to thirty (30) days in a calendar year when the Unit owner is not occupying the Unit so long as such occupancy would not cause the association to not qualify as housing for older persons under the Federal Law.

C. Leasing. At least one (1) tenant occupying a leased Unit must be fifty-five (55) years of age. All leases shall be for a minimum period of not less than thirty (30) days and are subject to the leasing requirements and approval requirements noted elsewhere in this Declaration.

D. Guests. At least one (1) guest occupying a leased Unit must be fifty-five (55) years of age. A guest can stay in a Unit for a period no greater than thirty (30) days in any calendar year. Any Guests who exceed the thirty (30) day time limit will be considered a tenant, and/or renter, and are subject to the leasing requirements and approval requirements noted elsewhere in this Declaration.

Prepared by and Return to:  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT**

**DECLARATION OF CONDOMINIUM  
OF  
CAPRI VILLAGE EAST, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration for CAPRI VILLAGE EAST, A CONDOMINIUM (which Declaration is originally recorded at Official Records Book 1037, Page 947 *et seq.*, of the Public Records of Sarasota County, Florida) was approved and duly adopted at a Special Membership Meeting of CAPRI VILLAGE EAST CONDOMINIUM ASSOCIATION, INC. (herein the "Association") held on May 18, 2021, by the affirmative vote of the owners of not less than fifty-one percent (51%) of the units of the Association as required by Article 9 of the Declaration. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 20<sup>th</sup> day of MAY, 2021.

Signed, sealed and delivered:  
in the presence of:

sign [Signature]

print Mark Reese

sign [Signature]

print Warren Wood

CAPRI VILLAGE EAST CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]  
Charles Reck, President

Attest: [Signature]  
Dan McFarland, Secretary

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of May, 2021, by Charles Reck, as President of CAPRI VILLAGE EAST CONDOMINIUM ASSOCIATION, INC. who is personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

sign [Signature]

print \_\_\_\_\_

My Commission Expires:



JACALYN K. WOOD  
Commission # HH 116385  
Expires April 20, 2025  
Bonded Thru Budget Notary Services