

THIS INSTRUMENT was prepared
by and should be returned to:
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**AMENDMENT TO DECLARATION OF CONDOMINIUM OF
VILLA MANOR ASSOCIATION, INC.**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF VILLA MANOR ASSOCIATION, INC. ("Amendment") is adopted as of this 19 day of February, 2021, by VILLA MANOR ASSOCIATION, INC., a Florida corporation not for profit ("Association").

WITNESSETH:

WHEREAS, Villa-Nova Developers, Inc. ("Developer") executed and recorded in the Official Records of Charlotte County, Florida, at Official Record ("O.R.") Book 940, Page 147, a Declaration of Condominium of Villa-Nova Villas, a Condominium, with respect to the real property described (the "Original Declaration") which was subsequently thereafter re-recorded at O.R. Book 949, Page 940, and then amended by one or more instruments including but not limited to those recorded in O.R. Book 945, Page 965; O.R. Book 970, Page 667; O.R. Book 978, Page 1526; O.R. Book 1033, Page 894; O.R. Book 1202, Page 1838; O.R. Book 1332, Page 1279; O.R. Book 3614, Page 0529; and O.R. Book 4013, Page 1260; O.R. Book 4558, Page 1654 of the Public Records of Charlotte County, Florida (all of the foregoing collectively with the Original Declaration, the "Declaration");

WHEREAS, this Amendment to Declaration of Condominium of Villa Manor Association, Inc., was adopted by a majority votes cast at a duly noticed meeting of the members of the Association at which a quorum was present (the "Meeting") pursuant to Article VIII, Section B of the Declaration, as amended;

WHEREAS, notice and conduct of the Meeting was in all respects conducted in accordance with the requirements of the Declaration and Bylaws of the Association and applicable Florida Statutes; and

WHEREAS the Association desires to amend the Declaration as more specifically set forth herein.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Recitals. The recitals above are true, correct, and hereby incorporated by reference.

2. Amendment. Section G of Article IX of the Declaration, *Purpose and Use Restrictions*, is hereby amended and restated in its entirety as follows, with new words in the text shown in underlined format and deleted text shown in ~~striketrough~~ format:

G. Leasing. Owners of units may rent them out, provided the occupancy is only by the lessee, his invitees and guests. Units may not be subleased. The Association shall have the right to approve all leases and to charge reasonable fees therefor in accordance with law. No unit may be leased for any duration during the first twelve (12) months following a transfer of title to the unit. Thereafter, a unit may be leased for a maximum term of one (1) year and a minimum term of thirty (30) days. All lessees, and the renewal of leases of existing lessees, shall be subject to Association approval.

3. Effective Date. This Amendment shall be effective when recorded in the Public Records of Charlotte County, Florida.

4. Application. Pursuant to Florida Statutes §718.110 (13), the amendment provided for herein shall apply only to unit owners who consent to this Amendment and unit owners who first acquire title to a unit after the effective date of this Amendment.

5. Conflict; Ratification. To the extent of any conflict between the terms of this Amendment and the Declaration, this Amendment shall control. Except as expressly modified and amended herein, the Declaration is ratified and confirmed and shall remain in full force and effect in accordance with its terms.

[Signatures Follow]

IN WITNESS WHEREOF, the undersigned have hereunto affixed their hands and the seal of said corporation this 19 day of February, 2021.

VILLA MANOR ASSOCIATION, INC.,
a Florida corporation not for profit

Thomas Vollar

Thomas Vollar President

ATTEST:

Frank Rapp

Frank Rapp, Secretary

STATE OF Florida
COUNTY OF Charlotte

Acknowledged before me by ☒ physical presence ☐ ~~remote notarization~~ this 19th day of February, 2021, by Thomas Vollar, as President of Villa Manor Association, Inc., a Florida corporation not for profit, who ☒ is personally known to me or ☐ ~~produced~~ as identification.

(seal)



Mary Ann Lesieur
Notary Public
My Commission Expires: 8/10/2024

STATE OF Florida
COUNTY OF Charlotte

Acknowledged before me by ☒ physical presence ☐ ~~remote notarization~~ this 19th day of February, 2021, by Frank Rapp, as Secretary of Villa Manor Association, Inc., a Florida corporation not for profit, who ☒ is personally known to me or ☐ ~~produced~~ as identification.

(seal)



Mary Ann Lesieur
Notary Public
My Commission Expires: 8/10/2024