

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 FOURTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
PEACE HARBOR CONDOMINIUM ASSOCIATION, INC., A CONDOMINIUM**

THIS CERTIFICATE is made to reflect and document an Amendment of the Declaration of Condominium of Peace Harbor Condominium Association, Inc., a Condominium. The Declaration of Condominium of Peace Harbor Condominium Association, Inc., 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 Peace Harbor, a Condominium September 27, 2006	3043/787 et seq.
b. Amendment to Declaration of Condominium of Peace Harbor, a Condominium June 21, 2007	3176/790 et seq.
c. Certificate of Second Amendment to Declaration of Condominium of Peace Harbor, a Condominium Association, Inc. March 3, 2015	3947/515 et seq.

The undersigned officers of the Board of Directors of Peace Harbor Condominium Association, Inc., a Florida not-for-profit corporation, hereby certify as follows:

1. The Declaration of Condominium of Peace Harbor Condominium is hereby amended in accordance with **Exhibit "1"** attached hereto and entitled Fourth Amendment of Peace Harbor, a Condominium.

2. This Amendment of the Declaration of Condominium of Peace Harbor Condominium Association, Inc. was proposed by duly adopted resolution, and approved by a vote of at least two-thirds (2/3rds) / a majority of the entire voting interests in the Association.

Executed this 4 day of JUNE, 2024, at CHARLOTTE CO, Florida.

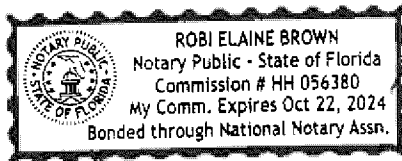
PEACE HARBOR CONDOMINIUM ASSOCIATION, INC.,  
a Florida not-for-profit corporation

By: [Signature]  
Name: BRIAN BURGET  
Its: President

STATE OF FLORIDA  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me on this 4 day of June, 2024, by BRIAN BURGET, as President of Peace Harbor Condominium Association, Inc., who is personally known to me or produced — as identification.

SEAL



[Signature]  
NOTARY PUBLIC

Robi Brown  
Printed name of notary

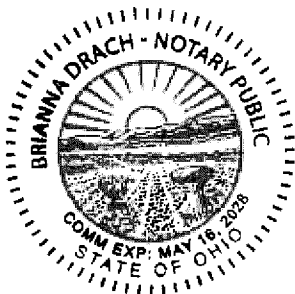
ATTEST:

By: Jeanette Kipina  
Name: JEANETTE KIPINA  
Its: Secretary

STATE OF ~~FLORIDA~~ OHIO  
COUNTY OF BUTLER

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2024, by JEANETTE KIPINA as Secretary of Peace Harbor Condominium Association, Inc., who is personally known to me or produced 04DLRG386418 SS: 07-19-2022 exp: 08-11-2020 as identification.

SEAL



Brianna Drach  
NOTARY PUBLIC

Brianna Drach  
Printed name of notary

EXHIBIT "1"

**FOURTH AMENDMENT TO THE DECLARATION OF  
PEACE HARBOR CONDOMINIUM ASSOCIATION, INC.**

Underline represent additions  
~~Strike through~~ represent deletions

**Article/Section: 13.1 – of the Amended Declaration of Peace Harbor Condominium Association, Inc. is hereby amended as follows:**

(G.) Term of Lease and Frequency of Leasing. No unit may be leased for a period of less than ~~thirty (30)~~ ninety (90) consecutive days. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted. However, the Board may, in its discretion, approve the same lease form year to year. No subleasing or assignment of lease rights by the lessee is allowed. Board Right of Approval. The Board of Directors shall have the authority to approve all Leases and renewals or extensions thereof, which authority may be delegated to a committee or agent. No person may occupy a Unit as a tenant. Family member of a tenant, or otherwise without prior approval of the Board of Directors. The Board shall have the authority to promulgate or use a uniform Lease application and require such other information from the proposed tenant and all proposed occupants as the Board deems appropriate under the circumstances. The Board may require an interview of any proposed tenant and their spouse, if any, and all proposed occupants of a Unit, as a condition for approval. No Unit Owner may lease his or her Unit for a period of twenty-four (24) months after taking title to a Unit. After expiration of this twenty-four-month period, Unit Owners may lease their Units in accordance with the provisions contained elsewhere herein. The twenty-four-month waiting period shall not apply in situations where title to a Unit passes through inheritance or the Association takes title to a Unit through judicial foreclosure or a deed in lieu of foreclosure. This provision shall only apply to those owners who take title to their unit subsequent to the effective date of this amendment.

Peace Harbor Condominium Association, Inc.

Special Membership Meeting Minutes  
May 20, 2024

1. **Certifying Quorum:** A quorum was established with 21 members present either in person or by proxy. Also, present Ana Ruzzano representing Star Hospitality Management.
2. **Call to Order:** The meeting was called to order at 10:05 am.
3. **Proof of Notice of Meeting:** The meeting was posted and mailed to all members in accordance with FL Statutes 718.
4. **Approval of previous Meeting Minutes:** All owners had previously received a copy of the Membership Meeting Minutes from 11/6/2023 for review. John Regan (Unit# 1211) made a motion to accept the minutes as received, seconded by Barbara Johnson (Unit#1406). All were in favor, and the motion carried.
5. **New Business:**
  - (a) **Vote on the proposed Amendment to Article 13.1 of the Peace Harbor Declaration of Condominium:** The vote passed with 19 votes in favor and 2 opposed.
6. **Adjournment:** With no other business at this time, Brian Burget made the motion to adjourn the meeting. The motion was seconded by Jeannete Kipina. All were in favor and the motion carried. The meeting was adjourned at 10:20am.

**\*\*\*Note: These minutes are not a transcription, they are a summary of the meeting discussions.**

Submitted by:  
Ana Ruzzano  
Community Association Manager