



Clerk of the Court  
 P.O. Box 510156  
 Punta Gorda, FL. 33951  
 (941) 474-1220



**Print Date:**

Charlotte County Transaction #: **565870** 2/22/2006 1:51:56 PM  
 Receipt #: **2006028907**  
 Cashier Date: **2/22/2006 1:51:53 PM**  
 (JUDYS)

Customer Information	Transaction Information	Payment Summary
( ) SOUTH GULF COVE HOMEOWNERS ASSOCIATION INC PO BOX 977 PLACIDA, FL 33946 Attention: KAREN PRICE	Date Received: 02/22/2006 Source Code: Englewood Q Code: Englewood Return Code: Over the Counter Trans Type: Recording Agent Ref Num:	Total Fees \$54.00 Total Payments \$54.00

1 Payments	
CHECK 1223	\$54.00

2 Recorded Items		
(RES) Restrictions	BK/PG: 2911 / 1655 CFN: 1518423 Date: 2/22/2006 1:51:46 PM From: SOUTH GULF COVE HOMEOWNERS ASSOCIATION INC To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	3	\$27.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	1	\$0.00
(RES) Restrictions	BK/PG: 2911 / 1658 CFN: 1518424 Date: 2/22/2006 1:51:47 PM From: SOUTH GULF COVE HOMEOWNERS ASSOCIATION INC To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	3	\$27.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	1	\$0.00

0 Search Items
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0 Miscellaneous Items
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RETURN to: South Gulf Cove Homeowners Assoc. Inc.  
Secretary KAREN PRICE PO Box 977 Palmdale, FL 33946



**SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC.**

**A RESOLUTION OF THE BOARD OF DIRECTORS REGARDING NON-ENFORCEMENT OF PROHIBITION AGAINST SINGLE FAMILY HOMES BEING CONSTRUCTED ON "DUPLEX RESIDENCE" LOTS 1 THROUGH 15, BLOCK 4613, LOTS 1 THROUGH 18, BLOCK 4616, LOTS 52 THROUGH 54 BLOCK 4616, LOTS 1 THROUGH 34, BLOCK 4621, LOTS 1 THROUGH 10, 35,36 BLOCK 4622, AND LOTS 16 THROUGH 31, BLOCK 4623 LOCATED IN SECTION 85, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGES 60A THROUGH 60Q OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA**

**THAT WHEREAS**, the South Gulf Cove Homeowners Association, Inc., through its Board of Directors is vested with the authority to enforce the Amended Declaration of Restrictions for Section 85, Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 6, at Page 60A through 60Q of the Public Records of Charlotte County, Florida recorded in O.R. Book 633, Page 303, and O.R. book 155, Page 458, Public Records of Charlotte County, Florida; and

**WHEREAS**, said Amended Declarations provides that lots 1 through 15, Block 4613, Lots 1 through 18, Block 4616, Lots 52 through 54, Block 4616, Lots 1 through 34, Block 4621, Lots 1 through 10, 35, 36 Block 4622, and Lots 16 through 31, Block 4623 are designated as "Duplex Residence Lots" and restricted to the construction of duplex residences only thereby prohibiting the construction of single family residences on said Lots; and

**WHEREAS**, the Board of Directors has a duty to act in the best interest of the homeowners in Section 85 which interest necessarily includes maintaining and enhancing property values in Section 85; and

**WHEREAS**, it is the Board' opinion that reducing density, encouraging the construction of single-family homes, and discouraging construction of multi-family homes will have a beneficial affect on property values and the quality of life in Section 85; and

**WHEREAS**, the duplex only requirement contained in the Amended Declarations are over 25 years old and the present and future scheme of the neighborhood has changed and due to market forces will in likelihood continue to change such that the duplex only requirement imposed on the aforementioned Lots is antiquated and detrimental to the overall good of the property owners in Section 85; and

**WHEREAS**, the Board deems it in the best interest of the Association and property owners in Section 85 to allow construction of single family homes on the "duplex residence lots" for all of the aforementioned reasons; and

**WHEREAS**, the Board intends to in the near future present an amendment to the

BARBARA J. SCOTT, CLERK, CHARLOTTE COUNTY  
OR BOOK 2911, PGS 1655-1657 3 pg(s)  
INSTR # 1518423  
Doc Type RES, Recorded 02/22/2006 at 01:51 PM  
Rec. Fee: \$27.00  
Cashiered By: JUDYS Doc. # 1

owners to delete the duplex residence Lot requirement from the Amended Declaration but before such event wants to encourage single family home construction on said Lots; it is

**NOW THEREFORE RESOLVED** by the Board of Directors of South Gulf Cove Homeowners Association, Inc., that the "duplex residence lots" restriction in the Amended Declarations for Section 85 shall hereinafter not be enforced by the South Gulf Cove Homeowners Association, Inc., and it shall permit and approve the construction of single family homes on said Lots with the caveat that all other applicable restrictions regarding construction of such homes shall be enforced.

**ADOPTED** by the Board of Directors this 15 day of February, 2006.

SOUTH GULF COVE HOMEOWNERS  
ASSOCIATION, INC.

BY: Karen Price, Secretary  
Secretary of the Association

**AFFIDAVIT OF NOTICE**

The undersigned, whose name appears at the bottom of this Affidavit does hereby swear that the Notice of the Board and General Meeting held on FEB 15<sup>th</sup> 2006, at 7:00 PM was properly given in accordance with the Bylaws and Florida Law.

Acknowledged this 21<sup>st</sup> day of FEBRUARY 2006.

SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC.

By: Karen Price, Secretary  
Print Name KAREN PRICE  
Print Title Secretary

STATE OF FLORIDA}

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 2006 by Karen Price, South Gulf Cove Homeowners Association, Inc. who is personally known to me or who has produced (type of identification) N/A, as identification and who did take an oath.

Charlotte A Traxel  
Notary public  
Printed Name: CHARLOTTE A. TRAXEL  
My Commission expires: 12-25-08

CHARLOTTE A. TRAXEL  
Notary Public, State of Florida  
My comm. exp. Dec. 25, 2008  
Comm. No. DD 373801