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HOMEOWNERS ASSOCIATION
 P. O. BOX 977 ♦ PLACIDA, FL 33946
 Phone (941) 697-7523

Karen Price



- Denny Curtis – President
- Abe Wolson – Vice-President
- Karen Price - Secretary
- Linda Atkinson – Treasurer
- Mike Post - Director
- Carmine Rossi - Director
- Ken Nelson - Director

January 9, 2006

BARBARA T. SCOTT, CLERK, CHARLOTTE COUNTY
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To Whom It May Concern:

The attached **Resolution for Section 87**, Port Charlotte Subdivision, according to the plat thereof, recorded in plat book 7, pages 20A through 20N of the Public Records of Charlotte County, Florida was approved by the South Gulf Cove Homeowners Association, Inc. Board of Directors, and ratified by the attending membership on December 21, 2005 at their general membership meeting.

SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC

By: *Karen Price*

Secretary of the Association

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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 9, BLOCK 4639, LOTS 1 THROUGH 10, BLOCK 4651, AND LOTS 1 THROUGH 29, BLOCK 4656 LOCATED IN SECTION 87, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, AT PAGES 20A THROUGH 20N 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 87, Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 7, at Page 20A through 20N of the Public Records of Charlotte County, Florida recorded in O.R. Book 642, Page 451, Public Records of Charlotte County, Florida; and

WHEREAS, said Amended Declaration provides that Lots 1 through 9, Block 4639, Lots 1 through 10, Block 4651, and Lots 1 through 29, Block 4656 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 87 which interest necessarily includes maintaining and enhancing property values in Section 87; 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 87; and

WHEREAS, the duplex only requirement contained in the Amended Declaration is 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 87; and

WHEREAS, the Board deems it in the best interest of the Association and property owners in Section 87 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 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 Declaration for Section 87 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 21st day of December, 2005.

SOUTH GULF COVE HOMEOWNERS
ASSOCIATION, INC.

BY: _____
Secretary of the Association

STATE OF FLORIDA
COUNTY OF CHARLOTTE
Sworn to (or affirmed) and subscribed before me
this 21st day of December, 2005
by Karen McSwane who
is personally known to me who produced identification.
Type of I.D. SD4
Jannie Marie Whitworth
Notary Signature

