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Prepared By and Return To:
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**AMENDMENT TO THE RESTATEMENT OF AMENDED AND RESTATED
 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
 CELEBRATION RESIDENTIAL PROPERTIES**

WHEREAS, that certain Restatement of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties is recorded at Official Records Book 4150, Page 2350, Public Records of Osceola County, Florida (hereinafter the "Charter"); and

WHEREAS, the members of the Celebration Residential Owners Association, Inc. (hereinafter the "Association") desire to make an Amendment to the Charter which governs the real property subject to the Charter; and

WHEREAS, pursuant to Section 21.2(b) of the Charter, the Charter may be amended by a majority vote of a quorum of eligible voters of the Association at a meeting or a majority Threshold Vote of the Owners who cast ballots; and

WHEREAS, Chapter 12.9 of the Restatement of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties was previously amended by that certain Amendment recorded at Official Records Book 4590, Page 61, Public Records of Osceola County, Florida; and

WHEREAS, the Association desires to amend Chapter 12.9 to read as set forth below; and

WHEREAS, the necessary vote was obtained pursuant to Section 21.2(b) of the Charter.

NOW, THEREFORE, pursuant to the Amendment procedure set forth in said Charter, the following Chapter 12.9 is hereby amended to read as follows:

- Chapter 12.9 of the Restatement of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties is amended

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to read as follows:

Section 12.9 In addition to the other types of Assessments authorized by this Charter, each Owner, regardless of how title is acquired, at the time he or she takes record title to a Unit, shall pay to the Association a one-time Initial Capital Contribution Assessment in an amount equal to one (1) year's Annual Base Assessment for the Unit. This amount shall be in addition to, not in lieu of, the annual Base Assessment and any Service Area Assessment levied on the Unit and shall not be considered an advance payment of such assessments. Said Assessment shall be due and collectible from the Owner at the time of transfer of record title of the Unit and may be used to cover the operating expenses and any other expenses which the Association incurs. Notwithstanding anything else contained herein, this one-time Initial Capital Contribution Assessment shall not apply, and shall not be collected, in the following limited circumstances:

- 1) If there is a record title transfer between a current Owner and that Owner's family trust where the trustee or beneficiary of the trust is the Owner or where the trustee or beneficiary is an immediate family member of the Owner; or
- 2) If a Unit is refinanced in the name of the current Owner; or
- 3) If a current Owner records a deed or other conveyance for the sole purpose of adding the name of a family member or members to the legal title of the Unit; or
- 4) If a current Owner directly transfers recorded title of a Unit to a family member or member(s); or
- 5) In the event of the death of an Owner, if the title of the Unit is transferred to a family member or members of the Owner through a probate estate, trust or other legal vehicle or instrumentation of inheritance; or
- 6) If the Owner records a deed for the purpose of reflecting a personal name change created by marriage or other legal means.

For purposes of this Section 12.9, the terms "family," "immediate family member," "family member," or "family members," shall include the following:

- A. Partners, or the family members or dependant(s) of either partner, to a same sex marriage if the couple was legally

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married in a jurisdiction which legally recognizes such marriage;
or

B. Partners, or the family or dependant(s) of either partner, to a Domestic Partnership if the partnership was legally created in a jurisdiction which legally recognizes such Domestic Partnership;
or

C. Partners, or the family or dependant(s) of either partner, to a Civil Union or similar legal relationship, if such union was legally created in a jurisdiction which legally recognizes such Civil Union; or

D. Domestic Partners who are only two (2) adults, and the family members of either Domestic Partner, who provide the Association with a jointly sworn affidavit, at the time of claiming an exemption to the Initial Capital Contribution Assessment set forth in this Chapter 12.9, containing the following:

- 1) A statement that they are both at least 18 years of age) and
- 2) A statement that they are not currently married under Florida law; and
- 3) A statement that they are not related to their co-affiant by blood as defined under Florida law; and
- 4) A statement that they have mutually agreed to provide for each other's basic needs, except that partners need not contribute equally or jointly to such needs.

CERTIFICATE OF AMENDMENT

I hereby certify that this Amendment was duly adopted by a majority vote of a quorum of eligible voters of the Association at a meeting or a majority Threshold Vote of the Owners who cast ballots pursuant to Section 21.2(b) of the Charter this 8TH day of

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DECEMBER, 2014.

CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.

Witnesses:

Witness Signature

Print Name: CYNTHIA J. SWISHER

Witness Signature

Print Name: GABRIELA STEPHAN

By:

President

Print Name: ROBERT BISIEWERE

Address: c/o Town Hall at Celebration
851 Celebration Ave.
Celebration, FL 34747

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 10 day of December, 2014, by Robert Bisiewere as President of Celebration Residential Owners Association, Inc., who is personally known to me or has produced _____ as identification.

Notary Signature

Printed Name: Sharon C. Hanover

Commission #

My Commission Expires:



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