

Prepared By:  
Ryan G. Knight, Esq.  
2300 Maitland Center Pkwy, Ste. 100  
Maitland, FL 32751



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**FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM**  
**GRENELEFE ABBEY COURT CONDOMINIUM – UNIT NUMBER ONE**

THIS AMENDMENT is made this 19 day of June, 2024, by Grenelefe Association of Condominium Owners No. 1, Inc.

WITNESSETH

WHEREAS, Grenelefe Abbey Court Condominium - Unit Number One (hereinafter the "Condominium") is a condominium located in Polk County, Florida; and

WHEREAS, the Property was made subject to a Declaration of Condominium (hereinafter the "Declaration"), which Declaration is recorded among the Public Records of Polk County, Florida, at Official Records Book 1960 Page 967; and

WHEREAS, pursuant to the Declaration, the Condominium is governed by Grenelefe Association of Condominium Owners No. 1, Inc.; and

WHEREAS, pursuant to Paragraph 13.2 of the Declaration, the Declaration may be amended upon the proposal by the Board of Directors of Grenelefe Association of Condominium Owners No. 1, Inc., and approval of the amendment by 66 2/3% of the Board of Directors of Grenelefe Association of Condominium Owners No. 1, Inc., and 66 2/3% of the votes of the entire membership of Grenelefe Association of Condominium Owners No. 1, Inc.; and

WHEREAS, this Amendment was duly proposed and approved in accordance with the Declaration.

NOW, THEREFORE, the Declaration of Condominium Grenelefe Abbey Court Condominium – Unit Number One, is and shall be amended as hereinafter set forth (additions are identified by underline, deletions are identified by ~~striketrough~~ and portions remaining unchanged that are not reproduced here are identified by ellipses \*\*\*):

Section 1 of the Declaration is amended as follows:

1. Purpose: The purpose of this Declaration is to submit the lands herein described and the improvements thereon to the condominium form of ownership and use in the manner provided for by Chapter 718, Florida Statutes, as may be amended from time to time, herein called the Condominium Act.

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Section 2 of the Declaration is amended as follows:

2. Definitions. The terms used herein and in the By-laws shall have the meanings stated in the Condominium Act, Florida Statutes, Chapter 718, as may be amended from time to time, unless otherwise defined or unless the context otherwise requires:

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Section 11.2 of the Declaration is amended as follows:

11.2 Approval by Association: The approval of the Association that is required for the transfer of ownership of apartments shall be obtained in the following manner:

(a) Notice to Association

- (i) Sale: An apartment owner intending to make a bona fide sale of his apartment or any interest in it shall give to the Association notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. Such notice at the apartment owner's option may include a demand by the apartment owner that the Association furnish a purchaser for the apartment if the proposed purchaser is not approved; and if such a demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell. The Association may require a background check of any purchaser as a pre-condition prior to approval.
- (ii) Lease: An apartment owner intending to make a bona fide lease of his apartment or any interest in it shall give to the Association notice of such intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require and an executed copy of the proposed lease.
- (iii) Gift, devise or inheritance; other transfers: An apartment owner who has obtained his title by gift, devise or inheritance, or by any other manner not previously considered shall give to the Association notice of the acquiring of his title, together with such information concerning the apartment owners as the Association may reasonably require and a certified copy of the instrument evidencing the owner's title.
- (iv) Failure to give notice: If the above required notice to the Association is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of an apartment, the Association at its election and without notice may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

(b) Certificate of approval

- (i) Sale: If the proposed transaction is a sale, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association which shall be recorded in the public records of Polk County, Florida, at the expense of the purchaser.
- (ii) Lease: If the proposed transaction is a lease, then within 30 days after receipt of such notice and information the Association must either approve or

disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form, which, at the election of the Association, shall be delivered to the lessee or shall be recorded in the public records of Polk County, Florida, at the expense of the lessee.

(iii) Gift, devise or inheritance; other transfers: If the apartment owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the continuance of the apartment owner's ownership of his apartment. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association, which shall be recorded in the public records of Polk County, Florida, at the expense of the apartment owner.

(c) Approval of corporate owner or purchaser: Inasmuch as the condominium may be used only for residential purposes and a corporation cannot occupy an apartment for such use, if the apartment owner or purchaser of an apartment is a corporation, the approval of ownership by the corporation may be conditioned by requiring that all persons occupying the apartment be approved by the Association.

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**WE HEREBY CERTIFY** that we are the duly elected and acting President and Secretary of the Board of Directors of Grenelefe Association of Condominium Owners No. 1, Inc., and that on the 19<sup>th</sup> day of June, 2024, the foregoing amendments to the Declaration of Condominium Grenelefe Abbey Court Condominium – Unit Number One, a Condominium, were approved according to the provisions of Chapter 718, *Florida Statutes*, and the Declaration of Condominium for Grenelefe Abbey Court Condominium – Unit Number One.

**IN WITNESS WHEREOF**, we the President and Secretary of the Board of Directors of Grenelefe Association of Condominium Owners No. 1, Inc., hereunto subscribe our names and affix the seal of Grenelefe Association of Condominium Owners No. 1, Inc.

Signed, sealed and delivered  
in the presence of:



Print Name:

Joyce Roberts

GRENELEFE ASSOCIATION OF  
CONDOMINIUM OWNERS NO. 1, INC.



By: Joseph Edelkapp  
President/Director

STATE OF FLORIDA,  
COUNTY OF POLK

The foregoing instrument was sworn and acknowledged before me by means of X  
physical presence or \_\_\_\_\_ online notarization, this 19 day of June, 2024, by  
Joseph Edelhoff who is \_\_\_\_\_ personally known to me or has produced  
Drivers License (type of identification) as identification.



Notary Public (Signature)

Mitch Richards

Notary Public (Printed name)

Commission No.

Expires