

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

AMENDMENT TO BE RESCINDED

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Pine Ridge North Village IV, Condominium Association, Inc., will be held on **Monday, August 18, 2025 at 7:00pm at the club house, 800 Sky Pine Way, Greenacres, FL 33415 and virtually via zoom at <https://zoom.us/j/91281747136?pwd=7jtwSUtCm6o3VNw4JMeDa2LFuoiYYm.1>** to rescind an amendment that was previously adopted but has since been determined to be invalid due to improper procedure and noncompliance with the Association's governing documents.

The purpose of this meeting includes the formal rescission of an amendment that was previously adopted by the Board but determined to be invalid due to procedural errors in its adoption. After review of the governing documents and applicable requirements, it has been confirmed that the amendment did not meet the necessary conditions for valid approval.

BOARD MEETING AGENDA

1. Call to Order

2. Roll Call and Establishment of Quorum

3. Discussion of Rescission of Improperly Passed Amendment

Description and Purpose: To formally rescind an amendment of Paragraph 9, Section (a) previously recorded on April 13, 2021, which was adopted without full compliance with the procedural requirements outlined in the Association's governing documents and Florida Statutes. The Board will review the procedural deficiencies, vote to declare the amendment null and void, and authorize appropriate steps to correct the public record and notify the membership.

4. Motion and Vote to Rescind Amendment

5. Adjournment

A QUORUM at a Directors' meeting shall consist of the Directors entitled to cast a majority of the votes of the entire board.

We sincerely hope you can make it to our meeting.

BY ORDER OF THE BOARD OF DIRECTORS

 
Secretary for Pine Ridge North Village IV, A Condominium
Association, Inc.

**RESCISSION OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM ASSOCIATION, INC**

Paragraph 9 shall remain amended as follows, and Paragraph 9, Section (a), of the Declaration of Condominium will be rescinded as follows:

9. USE AND OCCUPANCY. ~~The provisions of this Paragraph shall not be applicable to Sponsor or to any Corporation formed or controlled by Sponsor.~~

a. Residential Use. Each Unit is restricted to residential use as a residence by the Owner thereof, his immediate family, guests, tenants and invitees. All similarly restricted to use by those same persons. At no time may the Unit be used by more persons than for which it was designed (5 persons in 2-bedroom convertible den units; 5 persons in 3-bedroom units; 4 persons in 2-bedroom units; 3 persons in 1-bedroom units). ~~An Owner cannot lease the apartment and leasing is prohibited during the first (1) year of his or her ownership, which commences upon the date title to the Unit is acquired. In the event the instrument of conveyance is recorded subsequent to the date title to the Unit is acquired, then the one (1) year period is extended so that it terminates one (1) year subsequent to the recording of the instrument of conveyance. In the event ownership of a Unit is transferred subject to a lease, the term of which extends beyond the date of transfer of ownership (a "pre-existing" lease), the pre-existing lease cannot be renewed or extended and, upon termination of the pre-existing lease, the unit cannot be leased for a one (1) year period commencing upon the termination date of the pre-existing lease.~~

~~(i) Notwithstanding anything to the contrary, not more than twenty percent (20%) of units can be leased at any time and leasing is prohibited, if the lease or proposed lease would result in the total number of units being leased to exceed twenty percent (20%); provided, however, this limitation does not apply to the Association or to any units under the Association's receivership.~~