Return to: (enclose self-addressed stamped envelope)

Name

Address

Haskell Brodsky
Same

Property Appraisers Parcel Identification (Folio) Number(s).

JAN-16-1996 9:37am 96-014309
ORB 9082 Pg 1850
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Amendment
to the
Declaration of Condominium
of

ANDOVER M ASSN INC

As Recorded in Official Records,
Palm Beach County, Florida:

Book 1905, Page 1901

As used herein (unless substantially reworded) the following shall apply:

A. Words in the text which are ~~lined through~~ with hyphens indicate deletions from the present text.

B. Words in the text which are underline indicate additions to the present text.

C. Whenever an ellipsis (. . .) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

Article XIII., entitled "Use and Occupancy", of the Declaration of Condominium is amended as follows:

No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this Condominium, except that children may be permitted to visit and temporarily reside for reasonable periods, not in excess of 30 days, in any calendar year.

Housing for Older Persons:

This Condominium shall be "housing for older persons", as such term is defined in the Federal Fair Housing Amendment Act of 1988.

To demonstrate an intent by the Association to provide housing for persons fifty-five (55) years of age or older and inasmuch as this Association was designed as part of an adult community it shall be required, as of the effective date of this amendment, that at least eighty (80) percent of the units must be occupied by at least one (1) person fifty-five (55) years of age or older per unit. This amendment shall include units under leasehold, if any.

The Board, upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty-five (55) years to occupy units within the condominium when the Board finds undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess of 75% vote of the membership at a duly called meeting on DEC 17, 1995 and does not affect the interests of the lessor of the long-term recreational lease.

ANDOVER M CONDOMINIUM ASSOCIATION

By: Haskell Brodsky
President

Attest: Joan Epstein
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 17 day of December, 1995, personally appeared Haskell Brodsky and Joan Epstein to me known to be the President and Secretary, respectively of Andover M who being by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and Secretary, that said instrument is the free act and deed of said ASSOCIATION.

Mary A. Nicolai
Notary Public
State of Florida at Large

My Commission Expires:

MARY A. NICOLAI
MY COMMISSION # CC 276577
EXPIRES: May 1, 1997
Bonded Thru Notary Public Underwriters

UNOFFICIAL COPY