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**AMENDMENTS TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS
OF EASTHAMPTON A CONDOMINIUM
ADOPTED AT A SPECIAL MEETING OF THE
MEMBERS ON DECEMBER 12, 2007**

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

1. Words in text ~~lined through~~ indicate deletions from the present text.
2. Words in text underlined indicate additions to the present text.
3. 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.

1. The Declaration of Condominium and By-Laws of Easthampton A Condominium, recorded in Official Records Book 1718, Page 1073 *et seq.*, (1) as amended by The UCO 1999 Model Documents, Master Amendment, recorded in Official Record Book 11019, Page 726 *et seq.*, Public Records of Palm Beach County, Florida (which adopted the Master Declaration and By-Laws as recorded in Official Record Book 11019, Page 755 *et seq.*, Public Records of Palm Beach County, Florida), and (2) as further amended by an Amendment to the Declaration of Condominium, recorded in Official Record Book 15129, Page 0102 *et seq.*, Public Records of Palm Beach County, is hereby further amended as follows:

2. The first paragraph of Article VII of the Declaration, "Method of Amendment Declaration" is hereby amended to read as follows:

"The Declaration may be amended at any regular or special meeting of this condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than ~~two-thirds of those~~ fifty-one (51%) of the Voting Members present in person or by proxy, provided a quorum is established."

3. Paragraph A of Article XI of the Declaration, "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is hereby amended by inserting the following text immediately before the first paragraph of present Paragraph A:

"Article XIII of the Declaration states, "The owner of a unit shall occupy and use his apartment unit as a single family private dwelling . . . and for no other purpose." Therefore, the leasing of apartment units to others as a regular practice, for business, speculative investment, or other similar purposes is not permitted.

4. Paragraph B of Article XI of the Declaration, "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is hereby amended by amending paragraphs 2 and 6 of Paragraph B, as amended in 2003, to read as follows:

"2. No judicial sale of a unit or any interest therein, through foreclosure or any other judicial process, including public sale with open bidding, shall be valid unless (a) the sale is to a purchaser approved by the Board of Directors of the Association ~~Association or Management Firm~~, which approval shall be in recordable form, executed by two officers of the Association, and delivered to the purchaser; ~~or, (b) The sale is a result of a public sale with open bidding.~~"

...

"6. Special Provisions re: Sale, Leasing, Mortgaging or Other Alienation by certain Mortgagees, and the Management Firm: (a) An Institutional First Mortgagee holding a mortgage on a unit, or the Lessor under the Long-Term Lease, or the Management Firm, upon becoming owner of a unit through foreclosure or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, may not sell, lease, mortgage or otherwise transfer title to a unit or otherwise occupy said unit, without the prior written approval of the Board of Directors of the Association. The provisions of Paragraph A and of subparagraphs 1 through 5 of this Paragraph B of this Article XI shall apply to such Institutional First Mortgagee, Lessor under the Long-Term Lease and acquirer of title, as described hereinabove. ~~shall have the unqualified right to sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, without prior offer to the Board of Directors or Management Firm and without the prior approval of the said Board of Directors or Management Firm. The provisions of Section A. And B., No. 1-5, of this Article XI, shall be inapplicable to such Institutional First Mortgagee, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.~~"

5. The first, second and third paragraphs of Article XIII of the Declaration, "Use and Occupancy," is hereby amended to read as follows:

"The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests, and for no other purpose, without the prior consent of the Board of Directors of the Association of the Association as provided in Paragraph A of Article XI, except that adult members of the owner's family and social guests may occupy the unit in the owner's absence only with the prior written consent of the Board of Directors of the Association." Unless the unit is vacant, at least one permanent occupant must be age fifty-five (55) or older. ~~Otherwise, no person under the age of fifty-five (55) years of age shall be permitted to reside in any of the units or rooms thereof in this condominium, except that children under the age of fifteen (15) may be permitted to visit and temporarily reside for reasonable periods not in excess of 30 days in any calendar year. No children under the age of fifteen (15) years shall be permitted to reside permanently in any unit, except that, with the prior approval of the Board of Directors of the Association, children under such age may be permitted to visit and reside temporarily for reasonable periods.~~

"The Association is intended to qualify as 'housing for older persons,' as such term is defined in the Federal Fair Housing Amendment Act of 1988. To demonstrate the intent of the Association to provide housing primarily for persons over the age of fifty-five (55) years, and inasmuch as the Association was designed as part of an adult community, it shall be required from and after the effective date of this Amendment, that at least eighty percent (80%) of the units (that is at least twenty (20) units) must be occupied by at least one (1) person fifty five (55) years of age or older in each unit. This requirement shall include units under leaseholds, if any.

"The Board of Directors of the Association, 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 own and occupy units permanently when the Board finds undue hardship to the applicant would otherwise result.

"All prospective owners, lessees and 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 Association in any way engages in interstate commerce or is in any way subject to Federal laws on housing."

Amendments to the By-Laws

6. Paragraph (2) of Article X of the By-Laws is herewith amended to read as follows:

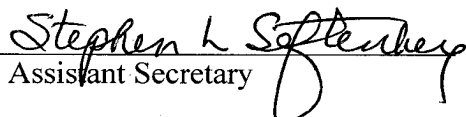
"(2) The Amendment shall be approved by the affirmative vote of the Voting Members casting not less than Fifty-One Percent (51%) ~~two thirds (2/3)~~ of those present in person or proxy (provided a quorum is present) of the unit owners.

END OF AMENDMENTS

Easthampton A Condominium Association, Inc.

By 

Its President

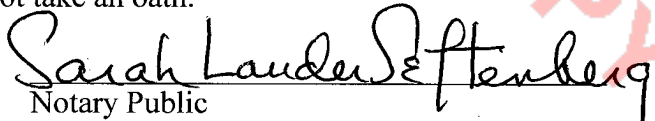
Attest: 

Is Assistant Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 15th day of January, 2008, by LUIS NECO, as President, and STEPHEN L. SEFTENBERG, as Assistant Secretary. Both are personally known to me and ☐ did or ☒ did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
 Sarah Lauder Seftenberg
Commission # DD555034
My Comm. Expires: 07/06/2010


Notary Public

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