

This Instrument Prepared By:
ROD TENNYSON, ESQ.
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West Palm Beach, FL 33401

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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1210 - 1214; (5pgs)

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
HASTINGS H CONDOMINIUM**

As Recorded in Official Records Book 1881, Page 1
Public Records of Palm Beach County, Florida:

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 underlined 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.

We hereby certify that the 1999 UCO Model Documents, Master Amendment recorded in Official Record Book 11019, Page 728, Public Records of Palm Beach County, Florida, which adopts the Master Declaration and By-Laws as recorded in Official Record Book 11019, Page 755, Public Records of Palm Beach County, Florida, were approved by in excess of 75% vote of the Membership at a duly called meeting on Sept 16, 2005 to include the following inserts to the Master Amendment and Declaration:

- 1. The Association: (choose one) ☒ shall ☐ shall not be incorporated.
- 2. There is no "Pool Area" as described in Articles XIV and XIX of the Master Declaration.
- 3. See attached exhibit.

HASTINGS H Condominium Association, Inc.

By: Colleen Hudson
President
Attest: Joseph Trimarchi
Secretary BOARD

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

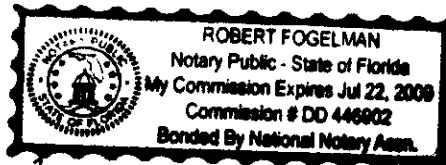
The foregoing instrument was acknowledged before me this 21st day of SEPTEMBER, 2005, by Colleen Hudson, President, and Joseph Trimarchi, Secretary. Both are personally known to me and [] did or [] did not take an oath. The President (please check one of the following) [] is personally known to me or [] has produced (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath; the Secretary (please check one of the following) [] is personally known to me or [] has produced (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath.

Robert Fogelman
Notary Public

Printed Notary Name

My Commission Expires: 7-22-09

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**SCHEDULE OF AMENDMENTS
TO DECLARATION OF CONDOMINIUM OF
HASTINGS H CONDOMINIUM**

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

Book 1881, Page 1

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

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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.

1. Article VII of the Declaration "METHOD of AMENDMENT DECLARATION" is amended as follows:

This 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 ~~three-fourths (3/4ths)~~ fifty-one percent (51%) of the total vote of the members of the Association those present in person or by proxy provided a quorum is present.

2. Article XIII of the Declaration "Use and Occupancy" is amended 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, while he is residing, and for no other purpose.

3. Article XIII of the Declaration "Use and Occupancy" is amended 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, who may visit for a maximum of 30 days per year, and for no other purpose.

4. Article XIII of the Declaration "Use and Occupancy" 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 the intent by the Association to provide housing for persons over fifty five (55) years of age and 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 any 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 this 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 in any way subject to Federal laws on housing.

5. Article XI of the Declaration "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is amended as follows:

.....

~~2. No After judicial sale of a unit, nor or any interest therein, through foreclosure or any other judicial process, shall be valid unless: (a) T the sale is to a and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. or, (b) The sale is a result of public sale with open biddings.~~

.....

6. Special Provision re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

(a) An Institutional First Mortgagee holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel 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, or the lien under the Long-Term Lease, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, or occupy said parcel without prior offer to the Board of Directors or Management Firm, and without the prior written 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~~ apply to such Institutional First Mortgagee, or the Management Firm, and without the prior written approval of the ~~said~~ Board of Directors or Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

6. Article XI of the Declaration "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is amended as follows:

A. SALE OR RENTAL OF UNITS – Association to Have First Right of Refusal.

.....
Provided, however, no unit may be rented or leased for a twenty-four (24) month period following the closing date of the sale of that unit. Any renting or leasing of a unit after said twenty-four (24) month period shall be restricted as further provided in this Declaration.

The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association or to already approved transfers of ownership. However, this Amendment shall apply to approved purchasers of units after the effective date of this amendment as provided in Section 718.110(13) Florida Statutes 2005.

We hereby certify that the "Schedule of Amendments" was approved by not less than 75 % vote of the Membership or _____ % of those present in person or represented by proxy (a quorum being present) at a duly called meeting on Sept 16, 2005.

Hastings - H Condominium Association, Inc.

By: Colleen Hudson, President

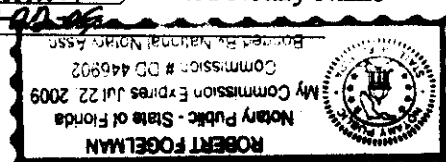
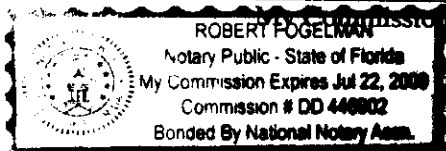
Attest: Joseph Trivisono Secretary Board

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21st day of SEPTEMBER, 2005, by COLLEEN HUDSON, President, and JOSEPH TRIVISONO Secretary. Both are personally known to me and [] did or [] did not take an oath. The President (please check one of the following) [] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath; the Secretary (please check one of the following) [] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath.

Robert Fogelman, Notary Public

ROBERT FOGELMAN, Printed Notary Name



Max Schlossman
Pres.
Hastings, H, 123
W.F.B. 33417

MAY-29-1992 09:03am 92-164271

ORB 7261 Pg 504

Amendment
to the
Declaration of Condominium
of

Hastings H

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

Book 191Y, Page 901

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

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In no event may any apartment owner lease or rent his or her apartment more than once during the period of his or her ownership.

To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment one time to a specified lessee for a period of not less than four consecutive months.

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 May 24, 1992.

By: Max Schlossman
FL. S425-552-16-334 & 94 President
Attest: Sharon H. Wasserman
FL. W455-793-16-719 & 94 Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 27 day of May, 1992, personally appeared Max Schlossman and Sharon H. Wasserman, to me known to be the President and Secretary, respectively of Hastings H 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.

State of Florida at Large
Palm Beach County

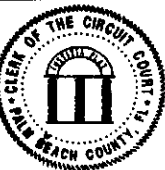
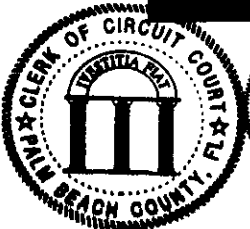
Lydia F. Funch
Notary Public

My Commission Expires:

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
CLERK CIRCUIT COURT

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 20, 1993
SIGNED THIS GENERAL THIS. DAY.

RECORDERS MEMO: Legality
of Writing, Typing or Printing
mandatory in this document
when received.



I hereby certify that the foregoing is a true copy
of the record in my office this day, Jan 22, 2004.
DOROTHY H. WILKEN, Clerk of Court, Palm Beach County, Florida
BY Wanda Redman Deputy Clerk