

SCHEDULE OF AMENDMENTS
TO DECLARATION OF CONDOMINIUM OF
STRATFORD J CONDOMINIUM

As Recorded in Official Records,
Palm Beach County, Florida

Book 1841, Page 664

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.

1. 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.

.....
The Association shall limit to one (1) the number of units which could be owned by any individual or entity. Exceptions may be made due to Hardship cases provided said individual will place his unit up for sale and close on this sale prior to the purchase of the second unit.

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, while he is residing, who may visit for 30 days per year, and for no other purpose. Only the owner's adult children may occupy the unit in the owner's absence, with prior approval by the Board of Directors.

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 adult 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 older persons", as such term is defined in the Federal 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

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 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 is in any way subject to Federal laws on housing.

We hereby certify that the "Schedule of Amendments" was approved by in excess of ___ % vote of the Membership or 51 % of those present in person or represented by proxy (a quorum being present) at a duly called meeting on FEB 18, 2007.

STRATFORD J, Condominium Association, Inc.

By: GIOACCHINO POMA, President

Attest: KATHRYN CONGI, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22 day of FEB, 2007 by GIOACCHINO POMA President, and KATHRYN CONGI, 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.

Kenneth G. Davis, Notary Public Kenneth G. Davis Printed Notary Name
My Commission Expires 10/03/2010

NOTARY PUBLIC-STATE OF FLORIDA
Kenneth G. Davis
Commission # DD587322
Expires: OCT. 03, 2010
BONDED THRU ATLANTIC BONDING CO., INC.