

Amendment
to the

ORB 6004 Pg 711

Declaration of Condominium
of

WINDSOR - N -

CONDOMINIUM ASSOCIATION, INC.

of

Century Village of West Palm Beach, Florida 33417

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

Book 2012, Page 1306

As used herein in the following shall apply:

Words in the text which are underlined indicate additions to the present text.

ARTICLE XIII, of the Declaration of Condominium is amended as follows:

XIII
USE AND OCCUPANCY

Inasmuch as Windsor N Condominium Association was designed as part of an adult community it shall be required, as the effective date of this amendment, that at least eighty percent (80%) of the units must be occupied by at least one (1) person fifty five (55) years of age or older, except that children under the age of eighteen (18) may be permitted to visit and temporarily reside for periods not to exceed thirty (30) days in any calendar year. However, any such person under the age of eighteen (18) may only use Demised Premises if at all, pursuant and subject to such Rules and Regulations concerning such use that are established by the Condominium Association.

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 and admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

Rod Tennyson
1801 Australian Ave S
Ste 101
WPB, FL 33409

I HEREBY CERTIFY that the above amendment does not effect the interests of the lessor of the long-term recreational lease and was approved by its excess of seventy-five percent (75%) vote of the total eligible vote of the Association at the membership meeting held on March 5, 1989.

WINDSOR-N ASSOCIATION, Inc.
CONDOMINIUM ASSOCIATION

By: Emmanuel Saltzman
President

Attest Pearl Firestone
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH:

BEFORE ME, The undersigned authority, this 13th day of March, 1989, personally appeared Emmanuel Saltzman and Pearl Firestone, to me known to be the President and Secretary, respectively of Windsor N CONDOMINIUM ASSOCIATION, 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, and that ~~THIS~~ instrument is the free act and deed of said ASSOCIATION.

Nancy Stalick
Notary Public
State of Florida at Large

My commission Expires: 1-1-90

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 1, 1990
BONDED THRU GENERAL FID. CO.

Prepared by
Emmanuel Saltzman
Windsor N-33
Century Village
West Palm Beach, FL 33417

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT