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OR BK 14117 PG 0791
Palm Beach County, Florida

This instrument was prepared by
LEE H. BURG, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
THE PALMS OF BOCA LAGO, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of The Palms of Boca Lago, a Condominium, as recorded in Official Records Book 3365 at Page 74 of the Public Records of Palm Beach County, Florida, was duly adopted in the manner provided in the governing documents at a meeting held July 31, 2002.

IN WITNESS WHEREOF, we have affixed our hands this 30th day of August, 2002, at Boca Raton, Palm Beach County, Florida.

WITNESSES:

THE PALMS OF BOCA LAGO CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit corporation

Sign B.R. Weiss

Print B.R. WEISS

Sign Shelly Chase Warren

Print Shelly Chase Warren

By: Leonard Green
Leonard Green, President
21686 Palm Circle, #11B
Boca Raton, FL 33433

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of August, 2002, by Leonard Green, as President of The Palms of Boca Lago Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known x OR
Produced Identification

Type of Identification

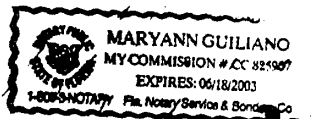
NOTARY PUBLIC - STATE OF FLORIDA

sign MaryAnn Guiliano

print MaryAnn Guiliano

My Commission expires:

729578_1.DOC



**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
THE PALMS OF BOCA LAGO, A CONDOMINIUM**

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS

I. Amendment to Article XIV of the Declaration of Condominium, to add a new paragraph as follows:

J. Age Restrictions. Compliance with Fair Housing Amendment Act of 1988, as amended.

- (i) The purpose of this subsection is to authorize that this Association provide housing primarily intended and provided for occupancy for persons who are fifty-five (55) years of age or older, in accordance with the Fair Housing Amendment Act, as amended.

Notwithstanding anything stated to the contrary in this Declaration, the Articles of Incorporation, the By-Laws and Rules and Regulations, no unit shall, at any time, be permanently occupied by an individual between the ages of eighteen (18) and fifty-five (55) unless said unit is additionally occupied by at least one occupant fifty-five (55) years of age or older. Notwithstanding same, the Board of Directors shall have the authority, in its sole discretion, to enact rules and procedures to implement the provisions of this section, and to verify the age of occupants by reliable service and affidavits. Additionally, the Board of Directors shall, in its sole discretion, have the right to establish hardship exceptions to permit individuals between the ages of eighteen (18) and fifty-five (55) to permanently reside in a unit, unaccompanied by at least one person fifty-five (55) years of age or older, providing that said exception shall not be permitted in situations where the granting of a hardship exception would result in fewer than eighty percent (80%) of the units in the Association having less than one occupant fifty-five (55) years of age or older, it being the intent that at least eighty percent (80%) of the units shall at all times have at least one (1) occupant fifty-five (55) years of age or older.

A hardship shall include where an owner of a unit becomes an owner by an inheritance or devise or when a unit owner dies and the owner's surviving spouse becomes the sole occupant under the age of fifty-five (55). In this regard, said owner may occupy the Unit, even through he/she is under the age of fifty-five (55); provided, however, that this provision does not allow for the occupancy of persons under the age of eighteen (18). This hardship, or any other hardship which the Board determines, in its sole discretion, shall not allow for occupancy of a unit by any person(s) who would, by their occupancy, create a violation of the aforesaid eighty percent (80%) adult occupancy requirement.

- (ii) Minimum Age Requirements. Notwithstanding any other provision in this Declaration, the Articles of Incorporation, the By-Laws, or the Rules and Regulations, the minimum age for permanent occupancy of a unit is eighteen (18) years of age. Only persons eighteen (18) years of age or older are permitted as permanent occupants of any unit within the condominium. Children younger than eighteen (18) may be permitted to visit while the owner is present and temporarily reside for periods not to exceed six (6) weeks in total in any consecutive twelve (12) month period.

- (iii) Grandfathering In of Current Occupants. The occupancy of a unit in violation of this amendment, upon the effective date of said amendment, shall not be considered a violation and shall be grandfathered in. In this regard, the Board of Directors shall have the authority to require that said occupants be registered not more than fifteen (15) days after the effective date of this amendment. Those occupants who are registered, shall be grandfathered in as long as they remain permanent residents of the unit in question, while any subsequent occupants of said unit shall be required to adhere to the provisions identified above. The grandfathering in of current occupants shall not be identified as a hardship, but said units, pursuant to the Fair Housing Amendment Act, shall be considered in determining the required percentage of the units occupied by at least one person fifty-five (55) years of age or older in order to maintain the adult community status.