

8922-1848

CERTIFICATE OF AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM OF  
BELFORT CONDOMINIUM "Q"

89 JUN 5 PM 4:16

WE HEREBY CERTIFY THAT the attached amendment(s) to the Declaration of Condominium of Belfort Condominium "Q", as described in OR Book 14089 at Page 464 of the Official Records of Broward County, Florida was/were duly adopted in the manner provided in Article 6 of the Declaration of Condominium, at a meeting held March 1, 1989.

IN WITNESS WHEREOF, we have affixed our hands this 15 day of July, 1989, at City of Tamarac, Broward County, Florida.

By: Werner Liebman  
President

Attest: Jack Sochowitzky  
1st Vice-President

BK16492PG0640

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

On this 15 day of July, 1989, personally appeared Werner Liebman and Jack Sochowitzky, and acknowledge that they executed the foregoing Certificate of Amendment for the purpose therein expressed.

WITNESSETH my hand and seal this day and year last above written.

[Signature]  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES APR. 3, 1993  
BROWARD COUNTY GENERAL INS. NO.

95

AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
BELFORT CONDOMINIUM "Q"

(additions indicated by underlining, deletions by "----",  
and unaffected language by . . .)

1. Amendment to add a new final paragraph to Section 17.1,  
as follows:

Inasmuch as Belfort Condominium is designed and intended as a retirement community for older persons, to provide housing for residents who are fifty-five (55) years of age or older, no unit shall, at any time, be permanently occupied by an individual between the ages of eighteen (18) and fifty-five (55). Notwithstanding same, the Board in its sole discretion shall have the right to establish hardship exceptions to permit individuals between the ages of eighteen (18) and fifty-five (55) to permanently reside in the community, providing that said exceptions shall not be permitted in situations where the granting of a hardship exception would result in less than 80% of the units in the Condominium community having less than one resident fifty-five (55) years of age or older, it being the intent that at least 80% of the units shall at all times have at least one resident fifty-five (55) years of age or older. The Board of Directors shall establish policies and procedures for the purpose of assuring that the foregoing required percentages of adult occupancy are maintained at all times. The Board, or its designee, shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the aforesated percentages of adult occupancy. Permanent occupancy or residency shall be defined in the Rules and regulations of the Association as may be promulgated by the Board.

2. Amendment to Article 17, Section 17.8, as follows:

17. Occupancy and Use Restrictions. . . .

§17.8 Leases. . . No lease shall be approved for a term of less than thirty--(30)--days four (4) months. Only one lease shall be permitted within a 365 day period, which 365 day period shall be deemed to commence on the date of the lease. . .

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THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR