

Prepared by:

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OR3133 P63196

**CERTIFICATE OF AMENDMENT**

**BY-LAWS**

*of*

**GOLF VIEW MANOR CONDOMINIUM ASSOCIATION, INC.**

I HEREBY CERTIFY that the following amendments to the By-Laws of Golf View Manor Condominium Association, Inc., (the "Association") were duly adopted by the Association membership at the duly noticed annual members meeting of the Association on the 23rd day of February, 1999. Said amendments were approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 1886, Page 3439, et. Seq., of the Public Records of Lee County, Florida.

WHEREAS, the Association members desire that the condominium be intended and operated as "housing for older people" the by-laws were amended by adding the following new section after Article Section 15.2 to ARTICLE XV., RESTRICTIONS ON AND REQUIREMENTS FOR USE, MAINTENANCE AND APPEARANCE OF THE UNITS:

"15.3 Housing for Older Persons - In accordance with the Fair Housing Amendments Act of 1988, as amended by the Housing for Older Persons Act of 1995, at least one person fifty-five (55) years of age or older must be the permanent occupant of each unit while any other person occupies said unit. Any additional permanent occupant of the unit, who is under the age of fifty-five (55) and age eighteen (18) or older may occupy and reside in the unit as long as one of the permanent occupants is age fifty-five (55) or older. Guests under the age of eighteen (18) shall be allowed to occupy a unit on a temporary basis, not to exceed thirty (30) days in any calendar year and only then, if the permanent occupant is in residence. This Section does not affect whatever rental rights a unit owner may have, as provided elsewhere in the Condominium Documents. Notwithstanding these provisions, the Board in its sole discretion shall have the right to establish hardship exceptions to permit persons of age eighteen (18) or older and less than fifty-five (55) years of age to permanently reside in the community even in the absence of a person or persons fifty-five (55) years of age or older, provided that said exception shall be limited to a surviving co-habitant or heir of a member and shall not be permitted in situations where the granting of a hardship exception will result in violating applicable fair housing law standards. Any surviving co-habitant or heir is eligible for membership in the Association and permanent occupancy of a unit provided that he/she has or obtains legal or equitable title to a unit. It is the intent of this provision that the

RECORDED BY  
BETTY CRUZ, D.C.

Condominium comply with the Fair Housing Amendments Act of 1988, as amended by the Housing for Older Persons Act of 1995 as the same may be amended from time to time and comparable laws adopted by the State of Florida. The Board of Administration shall establish policies and procedures for the purpose of ensuring that the required percentages of occupancy by older persons are maintained at all times. The Board of Administration 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 required percentages of occupancy by persons over age fifty-five (55)."

WITNESSES:

[Signature]  
Signature

BY: [Signature]  
Mervin E. Layton, President

FRED R. SEIDEL  
Printed Name

Date: 6/7/99

[Signature]  
Signature

(CORPORATE SEAL)

Mildred Herman Trell  
Printed Name

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF LEE     )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 1999, by Mervin E. Layton, as President of Golf View Manor Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

My Commission expires: 8/5/01



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CHARLIE GREEN, CLERK  
LEE COUNTY, FL

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