

93184251

CERTIFICATE OF AMENDMENT
TO THE BY-LAWS OF
WESTWOOD COMMUNITY FIVE ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the By-Laws of Westwood Community Five Association, Inc., Exhibit A to the Declaration of Restrictions of Westwood Community Five, as recorded in Official Records Book 5657 at Page 601 of the Public Records of Broward County, Florida, were duly adopted in the manner provided.

IN WITNESS WHEREOF, we have affixed our hands this 28th day of APRIL, 1993, at TAMARAC, Broward County, Florida.

MAR 4 11 42 AM '93

WITNESSES
Sign [Signature]
Print GERMAN "LARRY" BENDER
Sign [Signature]
Print JAMES ASSEER

Westwood Community Five Association, Inc.
By: [Signature]
Bruce Hoffman, President
Address: 8300 N.W. 93 AV
TAMARAC FL 33321

BK20628PC0879

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

The foregoing instrument was acknowledged before me this 28 day of April, 1993, by Bruce Hoffman, as President of Westwood Community Five Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

SIGN [Signature]

PRINT HARRIET HONEY PENNACHIO

State of Florida at Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 13, 1995
BONDED THRU HUCKLEBERRY & ASSOCIATES

CC 137077

Prepared by Robert Rubinstein, ESQ.



LAW OFFICES
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AMENDMENTS TO THE BYLAWS OF
WESTWOOD COMMUNITY FIVE ASSOCIATION, INC.

Article IX of the Bylaws is added to read as follows:

ARTICLE IX

OCCUPANCY RESTRICTIONS. Each of the lots shall be intended and operated for occupancy by at least one person 55 years of age or older. It is the intent of this provision that this Subdivision be exempt from the Fair Housing Amendments Act of 1988, by providing "housing for older persons", as that term is defined therein, and the Association is authorized to promulgate, adopt, amend, modify or delete policies, procedures, rules and regulations to assure compliance with such exemption.

1. In order to maintain this Subdivision as "housing for older persons", the Association shall have the right and obligation to approve or disapprove of any and all persons occupying or intending to occupy a lot. The Association's right to approve or disapprove of an occupant shall be limited solely to whether the occupant meets the age requirement necessary to continue the Subdivision's exemption from the Fair Housing Amendments Act of 1988 as housing for older persons. The Association shall not approve any occupant or proposed occupancy, if the approval will result in a loss of the Subdivision's exemption as housing for older persons under the Fair Housing Amendments Act of 1988. An occupant or proposed occupancy disapproved by the Association shall not occupy, and shall not be entitled to occupy, the lot.

2. Any lot owner or prospective occupant of a lot shall, at least thirty (30) days prior to actual occupancy, deliver to the Association a fully executed copy of the document or instrument entitling the person to occupy the lot, together with a copy of an official governmental or religious document attesting to the age of each of the prospective occupants, such as, but not limited to, a driver's license, birth certificate, passport, or baptismal certificate. The Association shall, within fifteen (15) days after receipt of the above-required documents, either approve or disapprove of the occupants and proposed occupancy.

3. In the event of a violation of this Article IX, the Association shall be entitled, but not limited, to seek specific performance or injunctive relief, including the removal of the occupants from the lot. The prevailing party in any action arising out of or concerning this Article IX shall be entitled to recover from the non-prevailing party its costs and reasonable attorney's fees, through the appellate level.

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

Prepared by Robert Rubinstein, ESO.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK20628PC0880