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CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SUNNYBROOK II, A CONDOMINIUM

We, Marie McDermott, as Vice President, and Irene Frankowski, as Secretary of SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., do hereby certify that by vote of more than seventy-five percent (75%) of the condominium unit owners of SUNNYBROOK II, A CONDOMINIUM, at the regular meeting of SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., on April 11, 1989 at 6 p.m. held in accordance with the By-Laws of this Association, the following amendment was duly enacted:

Article 3, Section J, of the Declaration of Condominium, is amended to add the following:

J. It shall also be a common expense of the Association to provide significant facilities and services, or the availability of significant facilities and services, specifically designed to meet the physical or social needs of older persons as contemplated by the Federal Fair Housing Act.

Article 20, Section F, of the Declaration of Condominium is created to read:

F. Age Restriction. It is the intention of the Association to qualify for the exemption to the Fair Housing Act by providing housing for older persons as defined in Section 807(b)(2)C of the Federal Fair Housing Act (1988). Not less than eighty (80%) percent of the units shall have at least one (1) permanent occupant who is of age fifty-five (55) years or older, and all permanent occupants must be at least sixteen (16) years of age. The term "permanent occupants" shall include all persons occupying the unit except temporary guests. "Temporary guests" shall be defined as those persons present in the unit for not more than thirty (30) days per temporary quest during any calendar year.

The Board of Directors shall promulgate, from time to time, such rules, regulations and procedures as are necessary to insure compliance with this restriction and consistent with an intent to comply with Section 807(b)(2)C of the Federal Fair Housing Act (1988).

This restriction shall not apply to any person residing in a unit in this Condominium on or before September 13, 1988.

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16:38				
RECORD/INDEX				
01 00 40	1			9.00
REC MOD TR FUND				
01 00 42	1			1.50
10 CASH TOTAL	2			10.50

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PREPARED BY & RETURN TO:
STEVEN H. MEZER, P.A.
1212 COURT ST., SUITE B
CLEARWATER, FL 34616

CONDOMINIUM PLATS PERTAINING
HERETO ARE RECORDED IN
CONDOMINIUM PLAT BOOK 1,
PAGES 137 THROUGH 139

SUNNYBROOK CONDOMINIUM
ASSOCIATION, INC.

By: Marie McDermott
Marie McDermott, Vice President

ATTEST:

Irene Frankowski
Irene Frankowski, Secretary

STATE OF FLORIDA)
)
COUNTY OF PASCO)

I HEREBY CERTIFY that on this 7 day of July, 1989,
before me personally appeared Marie McDermott and Irene Frankowski,
Vice President and Secretary, respectively, of SUNNYBROOK
CONDOMINIUM ASSOCIATION, INC., to me known to be the persons
described in and who executed the foregoing Certificate of
Amendment of the Declaration of Condominium of Sunnybrook II, a
Condominium, and severally acknowledged the execution thereof to
be their free act and deed as such officers, for the uses and
purposes therein mentioned, and the said instrument is the act and
deed of said Association.

WITNESS my signature and official seal at _____, Pasco
County, State of Florida, the day and year last aforesaid.

Marie McDermott
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Dec. 15, 1991



CODING: The full text to be amended is stated: New words to be
inserted are underlined, ~~words to be deleted are lined through with
hyphens.~~