

RECORD/RETURN TO:

Roy S. Tedesco, Esq. Tedesco & Landis, P.A.  
980 N. Federal Hwy., Suite 307 Boca Raton, FL 33432

COLONY WOODS HOMEOWNER'S ASSOCIATION, INC.  
SECRETARY'S CERTIFICATION OF  
ADOPTION OF AMENDMENT TO  
DECLARATION OF RESTRICTIONS

I, MAUREEN KEENA, hereby certify that I am the Secretary of the Colony Woods Homeowner's Association, Inc., a Florida corporation, not-for-profit.

This certification pertains to the adoption of an Amendment to the Declaration of Restrictions recorded at Official Records Book 2733, Page 1985 of the Public Records of Palm Beach County, Florida on September 9, 1977, as amended by the Amendments to the Declaration of Restrictions and By-Laws recorded on April 2, 1996 at Official Records Book 9191, Page 1950, of the Public Records in and for Palm Beach County, Florida, which pertain to land described as follows:

Colony woods, according to the Plat thereof as recorded in Plat Book 33, Page 49, of the Public Records of Palm Beach County, Florida.

I further certify that the Amendment to the Declaration of Restrictions was passed at a duly constituted and properly noticed meeting of the membership which occurred on February 27, 1997.

A true and correct copy of the text and wording of the Amendment to the Declaration of Restrictions, labeled as Exhibit "A", is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, I have signed this Certificate this 19<sup>th</sup> day of March, 1997.

IN WITNESS

19<sup>th</sup> day of March

Frank J. Keena  
Witness

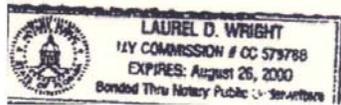
FRANK J. KEENA  
Printed name of Witness

Adella Nemer  
Witness

ADELLA NEMER  
Printed name of Witness

Maureen Keena  
MAURINE KEENA, Secretary  
EEN

Laurel D. Wright



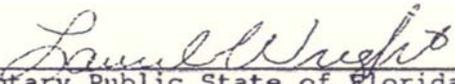
ATTEST:

STANLEY NEMER, PRESIDENT

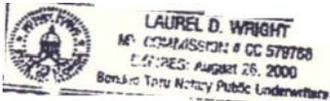
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this  
19th day of MARCH, 1997 by MAURINE KEENA, as SECRETARY and  
by STANLEY NEMER, as PRESIDENT, of the Colony Woods Homeowner's  
Association, Inc., and  
(Please check one)

has produced FL Driver's License  
identification and he  
(Please check one)  
did not take an oath.

  
\_\_\_\_\_  
Notary Public State of Florida  
Laurel D. Wright  
Printed Name of Notary Public

My commission expires:



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**AMENDMENT**  
**TO ARTICLE 2(c) OF THE**  
**DECLARATION OF RESTRICTIONS FOR THE**  
**COLONY WOODS HOMEOWNERS ASSOCIATION, INC.**

(c) AGE LIMITATION ON PERMANENT RESIDENTS. In recognition of the fact that the Subdivision has been and is being developed and the structures to be located therein designed primarily for the comfort, convenience and accommodation of adult persons, the use of all of the Lots in the foregoing Subdivision is hereby limited to permanent residents sixteen (16) years of age or older, except that children under such age may be permitted to visit and temporarily reside therein, provided that such temporary residence shall not exceed sixty (60) days in any one calendar year or sixty (60) days within any consecutive twelve month period, whichever is less. The provisions with respect to temporary residence can be waived from time to time by the Board of Directors of the Association, provided that said waiver is obtained in writing. each Lot in the Subdivision must be occupied by at least one person fifty-five (55) years of age or older. No person shall be permitted to occupy a Lot in the Subdivision who is under the age of sixteen (16) years, except on a temporary basis. Temporary basis is defined as occupancy for no more than thirty (30) days in any one calendar year, or thirty (30) days within any consecutive twelve (12) month period, whichever is less. The Board of Directors of the Association shall publish Rules and Regulations which establish policies and procedures to implement the Association's intent to provide housing for persons fifty-five (55) years of age or older. Such Rules and Regulations are intended to assure compliance with exemptions contained in Federal and State Fair Housing Acts which prohibit discrimination on the basis of familial status, without further amendment to this Declaration of Restrictions. Such Rules and Regulations may provide, as an example and without limitation, for a screening procedure whereby future Lot Owners will be required to obtain the Association's prior written approval, which approval shall be in certificate form and recorded on the Public Records of Palm Beach County, Florida, together with the instrument of conveyance, if a sale, or subsequently if a conveyance by gift, devise or operation of law.

NOTE: Deletions are indicated by ~~striking out~~ text;  
Additions are indicated by underlined text.

EXHIBIT "A"

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