

CERTIFICATION OF AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
FOUR SEASONS, A CONDOMINIUM

THIS IS TO CERTIFY that the attached writing is a true and correct copy of an Amendment to the Declaration of Condominium of Four Seasons, a Condominium, which Declaration is recorded at Official Records Book 3188, Page 1188 of the Public Records of Orange County, Florida. This Amendment was duly adopted on April 9, 1989 at a special members meeting of the Association.

EXECUTED at Four Seasons, Orange County, Florida on this 19th day of April, 1989.

FOUR SEASONS CONDOMINIUM ASSOCIATION
OF WINTER PARK, INC.

By: Joseph A. Scott
President

Attest: Marian B. Cleary
Secretary

(CORPORATE SEAL)

Signed, sealed and delivered
in the presence of:

Susan Stewart
James Kahn

3239500 ORANGE CO. FL.
12:29:00pm 04/25/89

074075160183

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally Joseph A. Scott and Marian B. Cleary, well known to me to the President and Secretary respectively of the corporation named herein, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of April, 1989.

Patricia Ann
Notary Public
My Commission Expires

Notary Public State of Florida
My Commission Expires
Bonded by Iowa National Ins. Co.

THIS INSTRUMENT PREPARED BY:

Robert L. Taylor, Esquire
Curry, Taylor & Carls
225 East Robinson Street, Suite 445
Orlando, Florida 32801

KM-7
CERTIFICATION.FOURSEASONS

Rec Fee \$ 2.00 MATHA O. HAYNE,
Add Fee \$ 1.50 Orange County
Doc Tax \$ _____ Comptroller
Int Tax \$ _____ By MA
Total \$ 10.50 Deputy Clerk

Return to: CURRY, TAYLOR & CARLS
Attendant Robert L. Taylor, Esquire
225 E. Robinson Street, Suite 445
Orlando, Florida 32801

OF

FOUR SEASONS, A CONDOMINIUM

A new Section 10.9, "Community for Older Persons" is hereby added to Article 10, "Use Restrictions", which section shall read as follows:

10. Use Restrictions. The use of the condominium property shall be in accordance with the following provisions as long as the condominium exists and the apartment buildings in useful condition exist upon the land.

10.9 Community for Older Persons.

A. Four Seasons, from its inception, has consistently and continually been advertised as a community oriented for older persons.

B. Section 10.1 of the Declaration and Condominium for Four Seasons has, from its inception, limited Four Seasons to an older persons only residential project.

C. From its inception, Four Seasons has undertaken a conscientious and continual age verification program to insure that it retained its older persons only status. Four Seasons also has consistently and continually from its inception supplied significant facilities and services specifically designed to meet the physical and social needs of adults and older persons.

NOW, THEREFORE, from and after March 1, 1989, no dwelling unit shall be sold, leased, rented, loaned or otherwise transferred to anyone unless at least one person who is to reside in said living unit shall be at least 55 years of age or older. This paragraph shall not supercede nor shall it in any way affect or diminish Section 10.1 of this Declaration which requires all children to be in excess of 16 years of age or older. The preamble of this section is specifically made a part of this section and it is fully and completely the intent of the Association and the owners and residents of Four Seasons to continue to operate Four Seasons as a facility for older persons and to continue to supply the significant facilities and services to meet the physical and social needs of older persons.

KM-7
AMENDMENT.FOURSEASONS

014075160104

THIS IS A COMPLETELY NEW SECTION, NO LANGUAGE CONTAINED IN THE ORIGINAL DECLARATION IS BEING HEREBY AMENDED.

RECORDED & RECORD VERIFIED
MAY 11 1989

Add Rec \$ 1.50
Doc Tax \$
Int Tax \$
Total \$ 10.50

Orange County
Comptroller
By [Signature]
Deputy Clerk

CERTIFICATE

2804571 ORANGE CO. FL.
01:29:00PM 07/13/87

THIS IS TO CERTIFY THAT:

OR3903 PG0946

1. The attached writing is a true copy of a Resolution consenting to and joining in the Amendment to the Declaration of Condominium and By-laws of Four Seasons according to the Declaration of Condominium recorded in Official Records Book 1141 243 of the Public Records of Orange County, Florida, which resolution was duly adopted by the Directors of Four Seasons Condominium Association, Inc., a corporation not for profit under the laws of the State of Florida, at a meeting duly held on June 10, 1987 and duly adopted by or more of the membership of the Association at a meeting duly held on June 10, 1987, in accordance with the requirements of the Declaration of Condominium, Four Seasons, for its Amendment.

2. The adoption of the resolution appears upon the Minutes of the above-mentioned meetings and is unrevoked.

EXECUTED AT Winter Park, FL this 22nd of June, 1987.

Signed, sealed, and delivered
Association, Inc.
in the presence of:
[Signature]
[Signature]

Four Seasons Condominium
BY: [Signature]
President
[Signature]
Secretary

(SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME THIS DAY, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Frank Fondo, as President and Ellen Heim, as Secretary, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS MY HAND and official seal in the County and State last aforesaid on this the 22nd day of June, 1987.

(Notarial Seal)

[Signature]
Notary Public
My commission Expires:

This instrument prepared by:
Trish Cooper
Sentry Management, Inc.
1009 Maitland Center Common, Suite 203
Maitland, Fl 32751

NOTARY PUBLIC STATE OF FLORIDA BY CAREER
My Commission Expires Sept: 18, 1989
Bonded By Iowa National Ins. Co.

(E)

Add Fee \$ 2.50 Orange County
Doc Tax \$ _____ Comptroller
Int Tax \$ _____ By SKL
Total \$ 19.50 Deputy Clerk

FOUR SEASONS, A CONDOMINIUM

NOTICE OF REMOVAL OF AGE RESTRICTIONS

WHEREAS, Four Seasons is a Condominium pursuant to the Declaration thereof dated April 16, 1981, and recorded at Official Records Book 3188, Page 1188, of the Public Records of Orange County, Florida, ("Four Seasons"), and

WHEREAS, the Declaration as originally recorded contains Section 10.1 which provides that "no children under the age of sixteen (16) years of age shall reside in the apartments or otherwise on the condominium property", and

WHEREAS, in 1988, the Federal Fair Housing Act (42 U.S.C. § 3601, et. seq.) (the Act) was amended in such a manner that the terms of Section 10.1 became void and unenforceable unless Four Seasons could exempt itself as a community which supplied "housing for older persons", and

3851767 Orange Co. FL.
08/12/91 02:54:28pm

WHEREAS, in 1989, Four Seasons adopted and recorded an Amendment to its Declaration of Condominium to take advantage of the above described exemption, which Amendment created a new Section 10.9. This amendment was recorded at Official Records Book 4075, Page 183, of the Public Records of Orange County, Florida, and

OR4315 PG1524

WHEREAS, pursuant to said Amendment, Four Seasons continued to enforce the terms of Section 10.1 and additionally enforced new section 10.9 which required that no unit be sold or leased unless at least one person over the age of fifty-five (55) would reside therein, and

This Instrument Prepared By: Robert L. Taylor, Esquire
Curry, Taylor & Carls
1900 Summit Tower Boulevard, Suite 800
Orlando, Florida 32810
407/660-1040

SKL

WHEREAS, several unit owners at Four Seasons filed suit in the United States District Court, Middle District of Florida (Sadya Torres, et al., v. Four Seasons Condominium Association of Winter Park, Inc., et al., Case No. 90-908-CIV-ORL-19) wherein they alleged that Four Seasons was not a community which supplied "housing for older persons", and argued that Four Seasons could not exempt itself from the terms of the Act, and

WHEREAS, Four Seasons specifically alleges that it has acted in good faith in all of its actions relating to the Act and further denies that any illegal or actionable discrimination has occurred as a result of those actions; however, in light of the potential for extremely costly and time consuming litigation, Four Seasons has agreed to settle the above-referenced suit and has thereby entered into a written "Settlement Agreement" which resulted in a judicial "Consent Order" relating to this matter.

NOW, THEREFORE, pursuant to the above-described "Settlement Agreement" and "Consent Order", Four Seasons hereby notifies the World of the following:

1. That Four Seasons does not now claim to be and will not attempt to qualify for the housing for older persons exemption as defined in the Act, [42 U.S.C. §3607(b)(2)(C)], and that it is, therefore, not exempt from the Act's prohibition against familial status discrimination.

2. That Section 10.1 of the Declaration of Condominium prohibiting residency by persons under the age of sixteen (16) is

unenforceable as a result of the Act's prohibition against familial status discrimination.

3. That the Amendment to the Declaration which was recorded at Official Records Book, 4075, Page, 183, Public Records of Orange County, Florida and the new Section 10.9 which was created thereby are void.

4. Nothing contained herein, however, will preclude Four Seasons from adopting reasonable rules and regulations, consistent with the Act, that are designed to promote the health, safety and welfare of the members of the Association and their guests;

5. Notwithstanding the above:

A. If the familial status provisions of the Act are invalidated through final judicial action or if the Act is amended to remove the prohibition against familial status discrimination, this Notice does not preclude Four Seasons from seeking to enforce the previously existing restrictions against occupancy by children under the age of 16, provided that any and all occupants under the age of 16 at the time the change is effected will be allowed to remain as residents; and

B. If the requirements for the exemption are substantially modified in a manner that arguably would allow Four Seasons to qualify without amending the Declaration or otherwise adopting any age restrictions, this Notice does not preclude Four Seasons, from appearing before the United States District Court,