

92547385

MAINLANDS SEVEN MAINTENANCE CORPORATION

4914 N. W. 57th STREET
TAMARAC, FLORIDA 33319

PHONE: (305) 731-8862
A NON-PROFIT CORPORATION

INCORPORATED BY & FOR
THE RESIDENTS OF SECTION "7"

AMENDMENT TO THE BY-LAWS

WHEREAS, MAINLANDS SEVEN MAINTENANCE CORPORATION WAS
CREATED AND IS MAINTAINED AS A RETIREMENT COMMUNITY FOR OLDER
PERSONS, AND

WHEREAS, IN EXCESS OF 80% OF ALL RESIDENTIAL UNITS
ARE NOW OCCUPIED BY AT LEAST ONE RESIDENT OVER THE AGE OF 55, AND

WHEREAS, OUR COMMUNITY HAS SIGNIFICANT FACILITIES AND
SERVICES FOR THE BENEFIT OF RESIDENTS OVER THE AGE OF 55, AND

WHEREAS, THE FAIR HOUSING AMENDMENTS ACT OF 1988
PROHIBITS DISCRIMINATION IN THE SALE OR RENTAL OF HOUSING TO
INDIVIDUALS BELOW THE AGE OF (18) EIGHTEEN LIVING WITH A PARENT
OR LEGAL CUSTODIAN, UNLESS THE COMMUNITY QUALIFIES FOR AN EXEMPTION
BY PROVIDING HOUSING FOR "OLDER PERSONS", AND

WHEREAS, TO REMAIN EXEMPTED FROM THE APPLICATION OF THE
FAIR HOUSING AMENDMENTS OF 1988, THE COMMUNITY MUST MAINTAIN A
RESIDENTIAL AND RENTAL RATIO OF NOT LESS THAN 80% OF ITS HOMES
OCCUPIED BY AT LEAST ONE RESIDENT AGE 55 OR OLDER, AND

WHEREAS, A GENERAL MEETING OF THE HOMEOWNERS OF MAINLANDS
SEVEN MAINTENANCE CORPORATION WAS HELD ON NOVEMBER 20, 1992 TO VOTE
ON A PROPOSED AMENDMENT TO AMEND THE BY-LAWS TO CONFORM WITH THE
FAIR HOUSING ACT OF 1988, AND

WHEREAS, 2/3 OF A QUORUM OF MEMBERS PRESENT IN PERSON OR
BY ABSENTEE BALLOTS TO AMEND THE BY-LAWS AS FOLLOWS:

THAT THE MAINLANDS SEVEN MAINTENANCE CORPORATION DEED
RESTRICTIONS AND BY -LAWS RECORDED IN:

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PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BE AMENDED
TO STATE THAT:

(A) "AT LEAST ONE PERSON 55 YEARS OR OLDER OCCUPY EACH
UNIT AND THAT PERMANENT RESIDENCE IS RESTRICTED TO PERSONS OVER
18 YEARS OF AGE.

(B) PRESENT HOMEOWNERS UNDER THE AGE OF 55 AND ALL
MINOR CHILDREN PRESENTLY RESIDING IN SECTION 7 ARE "GRANDFATHERED
IN" AND ARE NOT AFFECTED BY THE MODIFICATION OF THE BY-LAWS.

() VER)

AN ADULT COMMUNITY

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→ EDWARD KLEIN
9803 N.W. 67th Ct.
TAMARAC, FL 33321

(C) THE BOARD HAS THE POWER TO WAIVE DEED RESTRICTIONS
IN HARDSHIP CASES.

(D) THE BOARD WILL ESTABLISH A SCREENING COMMITTEE
CONSISTING OF AT LEAST THREE MEMBERS TO INSURE THAT NEW HOMEOWNERS
OR RENTERS ARE IN COMPLIANCE WITH OUR AMENDED BY-LAWS.

BY: _____

John C. Hamilton

PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF
February 1992

Edward Klen

NOTARY PUBLIC
STATE OF FLORIDA

AT LARGE

NOTARY PUBLIC, STATE OF FLORIDA.
COMMISSION EXPIRES: Nov. 3, 1994.
OR THRU NOTARY PUBLIC UNDERWRITER.

MY COMMISSION EXPIRES:

PERSONALLY KNOWN _____ OR PRODUCED
IDENTIFICATION _____

TYPE OF IDENTIFICATION
PRODUCED _____

DID TAKE OATH _____ OR DID NOT TAKE OATH _____

THEREOF, AS RECORDED

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