

AMENDMENTS TO THE AMENDED AND RESTATED

DECLARATION OF CONDOMINIUM OF

~~FOXNOOR CONDOMINIUM~~

NOTE: Additions are shown by "underlining" and deletions are shown by "strikeouts".

UR2827 PG2737

1. Section 10.5 of the Amended and Restated Declaration of Condominium of Foxnoor II Condominium shall be amended as follows:

10.5 This Condominium complies with rules made by the Secretary of the United States Department of Housing and Urban Development pursuant to 24 C.F.R. part 100 which provides that at least eighty percent (80%) of the occupied units at Foxnoor II be occupied by at least one (1) person fifty-five (55) years of age or older. The Association is authorized to obtain from each occupant verification of age and maintain a copy of such evidence as part of its records.

2. The Amended and Restated Declaration of Condominium for ~~FOXNOOR~~ shall be amended as follows by adding a new Section 10.6:

10.6 Each condominium unit shall have one (1) assigned parking space. Residents with more than one (1) vehicle must park the additional vehicles in the parking area designated as GUEST PARKING opposite Buildings C and E. Private passenger vehicles only may be parked in areas provided for that purpose. Vehicles other than standard will require written permission from the Board of Directors for a special parking permit. No boats and/or trailers, or other non-motorized vehicles, nor mopeds or motorcycles, nor pick-up trucks, may be parked or operated on condominium property. Recreational vehicles may, with permission, be parked for a maximum of 24 hours and may not be used as living quarters while parked. Auto repairs, except for battery replacement or changing tires, will not be permitted. Automobiles must not be backed into parking spaces. Illegally parked vehicles will be towed away at the expense of the owner and the Association specifically has the right to do this under Florida Statute, 715.07.

9. Section 3.3 of the Amended and Restated Bylaws of [REDACTED] Association, Inc., shall be amended as follows:

3.3 Members of the Board of Directors shall be elected by a majority of the voting interests present and voting in person or by proxy at the annual meeting of the members of the Association pursuant to Sections 2.3.1 through 2.3.4. above. The term of each Director's service shall extend until his elected term is completed and thereafter until his successor is duly elected and qualified or until he is removed in the manner provided in the Condominium Act and Bureau Division Rules by the voting interests. In order to provide a continuity of experience if desired, Board members' terms may be staggered with a portion of the board being elected for 1, 2, or 3 years. In the absence of such arrangement, the term shall be one year.

10. Section 3.9 of the Amended and Restated Bylaws of [REDACTED] Association, Inc. shall be amended by adding a new Section 3.9.1. as follows:

3.9.1 - Notice of meetings, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the Condominium property at least forty-eight (48) continuous hours in advance for the attention of unit owners, except in an emergency. Any item not included on the notice may be taken up on an emergency basis by at least a majority plus one of the members of the Board. Such emergency action shall be noticed and ratified at the next regular meeting of the Board. Meetings at which a regular assessment is to be considered shall contain a statement that assessments will be considered and the nature of such assessments. However, written notice of any meeting at which non-emergency special assessments, or at which amendments to rules regarding unit use will be considered shall be mailed or delivered to the unit owners and posted conspicuously on the Condominium property not less than fourteen (14) continuous days prior to the meeting. Evidence of compliance with this notice requirement shall be by an affidavit executed by the person providing the notice and filed in the official records of the Association. Upon notice to the unit owners, the Board shall by duly adopted rule designate a specific location on the Condominium property upon which all notices of Board meetings shall be posted.

11. Section 3.10 of the Amended and Restated Bylaws of [REDACTED] Association, Inc. shall be amended as follows:

3.10 MEETING OF THE BOARD OF DIRECTORS, and the budget committee or a committee authorized to take action on behalf of the Board, at which a quorum of the members of that committee are present, shall be open to all unit owners, to attend and listen but not be heard or participate (unless a majority of the Directors consent thereto) and notice of meetings shall be posted conspicuously on the condominium property 48 hours in advance for the attention of unit owners, except in an emergency. Meetings at which an assessment is to be considered shall contain a statement of such and its nature. The right to attend such meetings includes the right to speak with reference to all designated agenda items. The Association may adopt reasonable rules governing the frequency, duration and manner of unit owner statements. Unit owners shall have the right to tape record or videotape the meetings of the Board of Directors, subject to reasonable rules adopted by the Division.

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