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DS: 0.00 IT: 0.00
04/20/12 D. Bonilla, Dpty Clerk

This instrument was prepared by:
Scott E. Gordon, Esq.
Lutz, Bobo, Telfair, Eastman, Gabel & Lee
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236



PAULA S. O'NEIL, PH.D. PASCO CLERK & COMPTROLLER
04/20/12 12:32pm 1 of 3
OR BK 8687 PG 571

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS

WE HEREBY CERTIFY THAT the attached Amendment to the Declaration of Condominium of American Condominium Parks-Zephyrhills, located in Pasco County, Florida, were duly adopted by the affirmative vote of more than 75% of the members of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., at a duly called meeting of said members held on March 19, 2012, to amend said Declaration of Condominium recorded in O.R. Book 8345, Pages 206-243, of the Public Records of Pasco County, Florida by the addition of the language attached hereto as Exhibit "A."

IN WITNESS WHEREOF, we have affixed our hands as of the 4th day of April, 2012.

Signed, sealed and delivered
in the presence of:

AMERICAN CONDOMINIUM PARKS-
ZEPHYRHILLS, A CONDOMINIUM
ASSOCIATION, INC.

George M Schipper
Print Name: GEORGE M. SCHIPPER

By: Dennis J. LaBonte
Dennis J. LaBonte
As its President

John Walck
Print Name: JOHN WALCK

George M Schipper
Print Name: GEORGE M. SCHIPPER

By: Regina Reeves
Regina Reeves
As its Secretary

John Walck
Print Name: JOHN WALCK

STATE OF PASCO Florida
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared DENNIS J. LaBONTE, as President of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., a Florida not-for-profit corporation, personally known to me or who has produced _____ as identification, and he acknowledged the execution

thereof to be his free act and deed, on behalf of the corporation and for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the county and state last aforesaid, this 4th day of April, 2012.

Frances L. Day
Notary Public

My Commission Expires:



STATE OF Florida
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared REGINA REEVES, as Secretary of American Condominium Parks-Zephyrhills, A Condominium Association, Inc., a Florida not-for-profit corporation, personally known to me or who has produced _____ as identification, and he acknowledged the execution thereof to be his free act and deed, on behalf of the corporation and for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the county and state last aforesaid, this 4th day of April, 2012.

Frances L. Day
Notary Public

My Commission Expires:

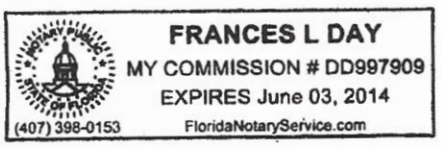


EXHIBIT "A"

The Declaration of Condominium for American Condominium Parks-Zephyrhills is hereby amended by adding the following language to said Declaration:

"25. Occupancy Policy: Each unit shall be used for single family residential purposes only. When a unit is occupied, one of the occupants must hold equitable title or lease to the unit and must be fifty-five (55) years of age or older. No person under the age of eighteen (18) will reside with him/her. People under the age of eighteen (18) are allowed on the condominium property only for visits with relatives and for not more than thirty (30) consecutive days and not more than sixty (60) total days per calendar year.

Immediate family members (defined as parents, grandparents, children, grandchildren, brothers and sisters) under the age of fifty-five (55) and over the age of eighteen (18) may *temporarily* occupy a unit owned by an immediate family member over the age of fifty-five (55) without the owner being present. This will be by written permission from the unit owner, will not be considered a lease or rental, and will not exceed thirty (30) days duration during any calendar year.

24CFR Part 100 subpart E mandates that at least eighty percent (80%) of our units that are occupied must be occupied by at least one person who is fifty-five (55) years of age or older. The association reserves the remaining twenty percent (20%) for rights of inheritance and surviving spouse. This means that upon death of the over fifty-five (55) owner/resident, the heirs or surviving spouse under fifty-five (55) will not be required to sell or move out of the property and may live in it. If they choose to sell or rent the property, it must be to a person fifty-five (55) years of age or older."