

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
EDWARD C. WILSON, ESQ.
BECKER & POLIAKOFF, P.A.
630 S. ORANGE AVENUE
SARASOTA, FL 34236

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATIONS OF CONDOMINIUM
FOR
TIMBER CREEK CONDOMINIUM NO. ONE
AND
TIMBER CREEK CONDOMINIUM NO. TWO**

(Additions indicated by underling, deletions by ---, and unaffected omitted language by ...)

The undersigned officers of Timber Creek Condominiums Association, Inc., a not-for-profit corporation organized and existing to operate and maintain Timber Creek Condominium No. One and Timber Creek Condominium No. Two, according to the Declarations of Condominium thereof as recorded respectively in O. R. Book 1301, Page 3848, et seq., and O. R. Book 1301, Page 3881, et seq., Public Records of Manatee County, Florida, hereby certify that the following amendment to the Declarations of Condominium was approved unanimously by the Board of Directors at its meeting held on April 18, 1996, and by not less than fifty-one (51%) percent of the voting interests of the Association present, in person or by proxy, at the special membership meeting held on June 4, 1996.

15. USE RESTRICTIONS. ...

15.12 In accordance with the Federal Fair Housing Amendments Act of 1988, and comparable legislation adopted by the State of Florida, at least one person fifty-five (55) years of age or older must be a permanent occupant of each unit while any other person occupies said unit. Persons under the age of fifty-five (55) and over the age of eighteen (18) may occupy and reside in a unit as long as one of the occupants is age fifty-five (55) or older. Persons under the age of eighteen (18) shall not occupy a unit on a permanent basis but may occupy a unit on a temporary basis, not to exceed sixty (60) days in any calendar year. Notwithstanding these provisions, the Board, in its sole discretion, shall have the right to establish hardship exceptions to permit persons of age eighteen (18) or older and less than fifty-five (55) years of age to permanently reside in the community, even in the absence of a person or persons fifty-five (55) years of age or older, provided that said exceptions shall not be permitted in situations where the granting of a hardship exception will result in having less than eighty (80) percent (or the minimum as may be established by law from time to time) of the units in the condominium having less than one resident fifty-five (55) years of age or older. It is the intent of this provision that the community comply with the Fair Housing Amendment Act of 1988 as the same may be amended from time to time, and comparable law adopted by the State of Florida, which currently requires that at least eighty (80%) percent of the Units shall at all times have at least one resident fifty-five (55) years of age or older. The Board of Directors shall establish policies and procedures for the purpose of insuring that the foregoing required percentages of occupancy by older persons are maintained at all times and to otherwise allow the Association to qualify for a legal exemption from the laws. The Board or its designee shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the aforesaid percentages of adult occupancy. This restriction on occupancy by persons less than fifty-five (55) years of age shall not apply to persons permanently occupying a unit as of the date of adoption of this Amendment.

(The remainder of the Declarations are unchanged)

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IKH 928779 1 of 2

Dated this 16th day of July, 1996.

TIMBER CREEK CONDOMINIUMS
ASSOCIATION, INC.

Ruth Hanson
Witness Signature

BY: Donald C. Herman
DONALD HERMAN, PRESIDENT

Ruth Hanson
Printed Name

Lynne A. Van Fleet
Witness Signature

BY: Joyce A Tevald
JOYCE TEVALD, SECRETARY

LYNNE A. VAN FLEET
Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 16th day of July, 1996 by DONALD HERMAN, as President and JOYCE TEVALD, as Secretary of TIMBER CREEK CONDOMINIUMS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced personally known as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Cynthia J. Klimek
Notary Public

Printed Name Cynthia J. Klimek

State of Florida

My Commission Expires 8/8/97



CYNTHIA J KLIMEK
My Commission CC306557
Expires Aug. 08, 1997
Bonded by ANB
800-852-5876

BK 1493 PG 3654 FILED AND RECORDED 07/24/96 4:00PM 2 of 2
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAD M. MCCLENATHEN, ESQ.
BECKER & POLIAKOFF, P.A.
630 S. ORANGE AVENUE
SARASOTA, FL 34238

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
TIMBER CREEK CONDOMINIUM TWO**

The undersigned officers of Timber Creek Condominium Association, Inc., a not-for-profit Florida corporation organized and existing to operate and maintain Timber Creek Condominium Two, according to the Declaration of Condominium recorded in O.F. Book 1301, Page 3881, et seq., Public Records of Manatee County, Florida, hereby certify that the following amendments to the Declaration of Condominium were approved unanimously by the Board of Directors at its meeting held on the 27th day of February 1997, and by not less than seventy-five (75%) percent of the entire membership of the Association and by every institutional lender having a first mortgage on any of the units within the condominium. By its execution hereof, the Association does hereby submit its fee simple title ownership in Units 1611, 1612, 1613, 1614, 1621, 1622, 1623, 1624, 1711, 1712, 1713, 1714, 1721, 1722, 1723, and 1724, to the terms of the Declaration of Condominium of Timber Creek Condominium Two thereby enlarging the common elements of Timber Creek Condominium Two to include the property formerly set aside for construction of the described units, which were never built by the developer.

Dated this 7th day of August, 1997.

TIMBER CREEK CONDOMINIUMS
ASSOCIATION, INC.

[Signature]
Witness Signature

BY: [Signature]
DONALD HERMAN, PRESIDENT

BARBARA F. HERMAN
Printed Name

[Signature]
Witness Signature

BY: [Signature]
JOYCE TEVALD, SECRETARY

John Tevald
Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7th day of August, 1997 by DONALD HERMAN, as President, and Joyce Tevald as Secretary of TIMBER CREEK CONDOMINIUMS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced personally known as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]
Notary Public
Printed Name Cynthia J. Klimek
State of Florida
My Commission Expires 8/8/97



CYNTHIA J. KLIMEK
My Commission CC06557
Expires Aug. 08, 1997
Bonded by ANB
800-852-5878

**PROPOSED AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
TIMBER CREEK CONDOMINIUM NO. TWO**

(Additions indicated by underlining, deletions by --)

1. PROPOSED AMENDMENT TO SECTION 2.2

2.2 COMMON ELEMENTS. Common elements means the portion of the Condominium Property not included in the units or not identified as personal property of the unit owner. Specifically included as part of the Common Elements is that property previously described as Units as set forth in Exhibit 1 attached hereto.

2. PROPOSED AMENDMENT TO EXHIBIT H OF THE DECLARATION (SEE EXHIBIT 2 ATTACHED).

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EXHIBIT 2

EXHIBIT H
 TO DECLARATION OF CONDOMINIUM OF
TIMBER CREEK CONDOMINIUM NO. TWO

<u>Model</u>	<u>No. BR</u>	<u>Unit Designation</u>	<u>Percentage of Common Elements</u>
Two Bedroom	2	II-1411	2.0268% 2.9460%
One Bedroom/Convertible	1	II-1412	1.7217% 2.5050%
Two Bedroom	2	II-1413	2.0268% 2.9460%
Two Bedroom	2	II-1414	2.0268% 2.9460%
Two Bedroom	2	II-1421	2.0268% 2.9460%
One Bedroom/Convertible	1	II-1422	1.7217% 2.5050%
Two Bedroom	2	II-1423	2.0268% 2.9460%
Two Bedroom	2	II-1424	2.0268% 2.9460%
Two Bedroom	2	II-1511	2.0267% 2.9460%
Two Bedroom	2	II-1512	2.0268% 2.9460%
Two Bedroom	2	II-1521	2.0268% 2.9460%
Two Bedroom	2	II-1522	2.0267% 2.9460%
Two Bedroom	2	II-1611	2.0268%
One Bedroom/Convertible	1	II-1612	1.7217%
Two Bedroom	2	II-1613	2.0268%
Two Bedroom	2	II-1614	2.0268%
Two Bedroom	2	II-1621	2.0268%
One Bedroom/Convertible	1	II-1622	1.7217%
Two Bedroom	2	II-1623	2.0268%
Two Bedroom	2	II-1624	2.0268%
Two Bedroom	2	II-1711	2.0268%
One Bedroom/Convertible	1	II-1712	1.7217%
Two Bedroom	2	II-1713	2.0268%
Two Bedroom	2	II-1714	2.0268%
Two Bedroom	2	II-1721	2.0268%
One Bedroom/Convertible	1	II-1722	1.7217%
Two Bedroom	2	II-1723	2.0268%
Two Bedroom	2	II-1724	2.0268%
Arbor	2	II-1811	2.0596% 2.9940%
Cypress	1	II-1812	1.8305% 2.6614%
Cypress	1	II-1813	1.8305% 2.6614%
Arbor	2	II-1814	2.0596% 2.9940%
Fairway	2	II-1821	2.0596% 2.9940%
Oakwood	1	II-1822	1.8305% 2.6614%
Oakwood	1	II-1823	1.8305% 2.6614%
Fairway	2	II-1824	2.0596% 2.9940%

<u>Model</u>	<u>No. BR</u>	<u>Unit Designation</u>	<u>Percentage of Common Elements</u>
Arbor	2	II-1911	2.0596% 2.9940%
Cypress	1	II-1912	1.8305% 2.6614%
Green	Efficiency	II-1913	1.6019% 2.3267%
Arbor	2	II-1914	2.0596% 2.9940%
Pepperwood	3	II-1915	2.2884% 3.3267%
Fairway	2	II-1921	2.0596% 2.9940%
Oakwood	1	II-1922	1.8305% 2.6614%
Green	Efficiency	II-1923	1.6019% 2.3267%
Fairway	2	II-1924	2.0596% 2.9940%
Pepperwood	3	II-1925	2.2884% 3.3267%
Fairway	2	II-1931	2.0596% 2.9940%
Oakwood	1	II-1932	1.8305% 2.6614%
Green	Efficiency	II-1933	1.6019% 2.3267%
Fairway	2	II-1934	2.0596% 2.9940%
Pepperwood	3	II-1935	2.2884% 3.3267%

BK 1576 PG 5085 FILED AND RECORDED 08/13/97 2:34PM 5 of 5
 R.B. SHAW CLERK OF CIRCUIT COURT WASHINGTON COUNTY FL