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This Instrument Prepared by:

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CERTIFICATE OF DISCLAIMER TO THE DECLARATION OF CONDOMINIUM FOR THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.

THIS CERTIFICATE OF DISCLAIMER is made this 8th day of July, 2016, by **THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.,** (hereinafter "ASSOCIATION");

WHEREAS, Article 9 (k) of the original Declaration of Condominium as originally recorded in the Public Records of Palm Beach County, Florida at OR Book 4663, Page 1443 and the amended Article 9.1 of the ASSOCIATION's Declaration of Condominium as originally recorded in the Public Records of Palm Beach County, Florida at OR Book 9854, Page 1520, contain certain language that the ASSOCIATION acknowledges does not conform to the mandates of federal and state laws regarding fair housing, to wit:

> *Article 9 (k) – "To the extent allowable by Law, no person under fifteen (15) years of age shall be permitted to permanently reside in any Condominium Unit, but temporary visitations are permissible."*
>
> *- and -*
>
> *Article 9.1 - ... "provided, however, that this provision does not allow for the occupancy of persons under the age of 15 as specified in article 9(k) of this Declaration, notwithstanding anything to the contrary in this Article, during any period of time in which more than 80% of the occupied Units newly occupied after September 13, 1988, are occupied by one of more individuals 55 years of age or older."*

WHEREAS, the ASSOCIATION acknowledges that it does not and cannot enforce any age restriction that does not comply with the mandates of federal and state laws regarding fair housing; and

WHEREAS, the ASSOCIATION desires to notify all persons that it does not enforce the aforementioned language of Article 9(k) and Article 9.1 of its Declaration of Condominium in a manner that is not compliant with the mandates of federal and state laws regarding fair housing, but only enforces such provision in a manner consistent with its obligation to maintain the Association's status as Housing for Older Persons; and

WHEREAS, the ASSOCIATION is designed and intended as housing for older persons - to provide housing for residents who are fifty-five (55) years of age or older, Article 9 (k) and Article 9.1 are enforced by substituting the language "eighteen (18) years of age" in place of the language "fifteen (15) years of age."

NOW, THEREFORE, the undersigned hereby certifies that Article Article 9 (k) and Article 9.1 of the Declaration of Condominium for The Arbours of the Palm Beaches Condominium Association, Inc., shall not be enforced as to children under the age of fifteen (15) years. Rather, as the ASSOCIATION is designed and intended as housing for older persons - to provide housing for residents who are fifty-five (55) years of age or older, Article 9 (k) and Article 9.1 are and shall be enforced by substituting the language "eighteen (18) years of age" in place of the language "fifteen (15) years of age" in accordance with the mandates of federal and state laws regarding fair housing.

IN WITNESS WHEREOF, the Board of Directors has caused this Disclaimer to the **Declaration of Condominium for The Arbours of the Palm Beaches Condominium Association, Inc.,** to beexecuted by the duly authorized officer, this 8 day July of 2016, 2016.

THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.

By
Janice Young, President
Janice Young

STATE OF FLORIDA)(COUNTY OF PALM BEACH)

THE FOREGOING instrument was acknowledged before me thisday of 7-8, 2016 by Janice Young, as President of **The Arbours of the Palm Beaches Condominium Association, Inc.,** a Florida not-for-profit corporation.

_____Personally Known

✓ Produced Identification

Florida Driver Licence
Type of Identification

NOTARY PUBLIC- STATE OF FLORIDA

GENARO MELENDEZ
Notary Public - State of Florida
My Comm. Expires Jun 24, 2018
Commission # FF 135535

Print Name: Genaro Melendez
My Commission Expires: June 24, 2018

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