



WHEREAS, the Department of Housing and Urban Development (HUD) set forth the requirements for housing seeking to qualify for the 55 or older exemption and on April 1, 1996 published guidance to housing facilities or communities in applying these HUD requirements; and

WHEREAS, Florida Statute 760.29 also requires the publication of, and adherence to certain policies and procedures that demonstrate the intent of a community to be maintained and operated for residents 55 years of age or older; and

WHEREAS, in order for Sun City Center to qualify as 55-or-older housing, it must publish and adhere to policies and procedures that demonstrate its intent to operate as housing for persons 55 years of age or older; and

WHEREAS, the Board desires to take all necessary action to bring the Corporation into full compliance with the HUD April 1, 1996 final rule implementing the Housing for Older Persons Act of 1995 as amended by Public Law 104-76; and

WHEREAS, Florida Statute 689.26 requires that prospective purchasers subject to association membership requirements be provided a disclosure summary before executing the contract for sale; and

WHEREAS, the Board desires to have all present and prospective residents of Sun City Center and all parties involved in the sale, lease or sub-lease of properties in Sun City Center fully advised of these requirements and the Board's intentions to meet the HUD requirements.

NOW THEREFORE, Be it Resolved;

1. In accordance with the Fair Housing Act, as stated in 42 United States Code, Section 3607 (b), Sun City Center Community Association, Inc. (the Association) hereby formally declares and confirms that the units and subdivisions comply with the requirements of the "Housing for Older Persons" exemption to the Fair Housing Act, and the Community administered by the Association constitutes a community which is therefore exempt from the familial status discrimination provisions of the Fair Housing Act. It is intended that this statement may be relied upon by homeowners, Realtors and others, in complying with the requirements of the community that at least one person occupying each home within the community be 55 years of age or older, unless a waiver is obtained in connection with a particular occupancy.

2. The Board also announces it will immediately pursue an education and enforcement program against any further age restriction violation. Said actions are endorsed to avoid further violations that may jeopardize Sun City Center's designation as an age restricted community.

3. Actions will be taken by the Board in accordance with HUD's guidance to demonstrate that the association intends to comply with the requirements of the "Housing for Older Persons" exemption to the Fair Housing Act. These actions will include, but not necessarily be limited to the following:

a) This resolution and attached disclosure summary will be provided to applicable Homeowners Associations, Cooperatives, Condominiums, Units, and as necessary, individual owners to insure proper notification and will be made available at the Association office during the Association's normal business hours.

b) Record this resolution and the attached disclosure summary as a public record with the Hillsborough Clerk of the Circuit Court.

c) Notification of this resolution and attached disclosure summary will be made available to those Attorneys, Realtors, Title Companies, and others including the developer (WCI), who may transact property sales, leases or sub-leases in Sun City Center. This Notification is intended to and hereby specifically refers to the protection against personal liability in that a party shall not be held liable for damages for discrimination if such party "acts with a good faith belief that the housing facility or community qualifies as housing for older persons" based on this resolution.

d) Require the phrase "Age Restricted Community for persons 55 years of age or older" on all advertising of the Association facilities or advertising to attract prospective owners/ residents.

e) Public posting through-out Association property describing the Community as an "Age Restricted Community for persons 55 years of age or older".

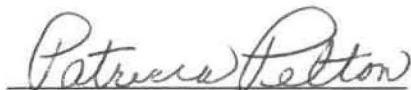
f) Conduct a reliable survey to verify at least 80% of the occupied homes are occupied by at least one person who is 55 years of age or older, and regularly update this survey concurrently as a part of the initial membership application process, issuance of temporary or permanent membership cards to renters and "long-term" houseguests, updating of existing membership agreements, etc., by reference to certain documents considered to be reliable documentation of the age of occupants.

g) The Association membership database will be modified to enable automated retrieval of age status by address, platted unit and the community as a whole.

h) The Board may, upon written petition, grant a waiver of this age restriction for the use of the Association facilities. Any waiver will be considered on a case-by-case basis, normally for a limited time period, and upon such terms and conditions as deemed necessary by the Board to protect the retirement character of our community as a whole. These requests for waiver and resulting Board decisions are considered corporation documents, and therefore maintenance and control of these documents will be in accordance with Florida Statutes and HUD requirements. However, ages of individual members will be handled as "privileged information".

I, Patricia Pelton, secretary, do hereby certify that I am the duly elected and appointed Secretary and the keeper of the records and the corporate seal of the Sun City Center Community Association, Inc., a corporation organized and existing under the laws of the State of Florida, and that the above is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors, thereof, convened and held in accordance with the law and the Bylaws of said Corporation on April 14, 1999 and that such resolution is now in full force and effect.

**IN WITNESS WHEREOF**, I have affixed my name as Secretary and have caused the corporate seal of said Corporation to be hereunto affixed, this 27<sup>th</sup> day of April, 1999.



Patricia Pelton  
Corporate Secretary

**DISCLOSURE SUMMARY  
FOR  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

1. AS A RESIDENT IN SUN CITY CENTER, YOU WILL BE OBLIGATED TO BE A MEMBER OF THE SUN CITY CENTER COMMUNITY ASSOCIATION, INC. ( THE "ASSOCIATION"), AND SUCH MEMBERSHIP IS APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF THE PROPERTY.

2. THERE HAVE BEEN RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN SUN CITY CENTER INCLUDING BUT NOT LIMITED TO:

- A. THE PROPERTY SHALL BE OCCUPIED BY AT LEAST ONE (1) PERSON NOT LESS THAN 55 YEARS OF AGE; AND
- B. NO PERSON UNDER 18 YEARS OF AGE SHALL OCCUPY THE PROPERTY FOR AN AGGREGATE IN EXCESS OF THIRTY (30) DAYS IN ANY CALENDAR YEAR.

3. YOU WILL BE OBLIGATED TO PAY FEES, CHARGES AND ASSESSMENTS TO THE ASSOCIATION; WHICH FEES, CHARGES AND ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

4. YOUR FAILURE TO PAY THESE FEES, CHARGES AND ASSESSMENTS COULD RESULT IN A LIEN ON YOUR PROPERTY.

5. THESE RESTRICTIVE COVENANTS CANNOT BE AMENDED WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP AND ARE AND SHALL BE COVENANTS THAT RUN WITH THE LAND.

6. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE MEMBERSHIP AGREEMENT AND THE ASSOCIATION GOVERNING DOCUMENTS AVAILABLE AT THE SUN CITY CENTER COMMUNITY ASSOCIATION OFFICE LOCATED AT 1009 NORTH PEBBLE BEACH BLVD., SUN CITY CENTER.

7. IF YOU HAVE ANY QUESTIONS AS TO THE ABOVE, IT IS RECOMMENDED THAT YOU CONSULT WITH AN ATTORNEY OF YOUR CHOICE.

DATE: \_\_\_\_\_

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PURCHASER

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PURCHASER