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Declaration of restrictions and covenants relating to **Partridge Pines Homeowners Association (Association)**, a Community in **Deer Creek RV Golf & Country Club, Inc. (Community)**, also previously known as **Deer Creek RV Golf and Tennis RV Resort Phase III; G (Partridge Pines), and Deer Creek Ltd.** (revised and adopted 03/26/18).

Section 12 has been added in its entirety as follows:

12. Housing for older persons – 55 Years of age or older community.

12.1. Purpose of Community: The Partridge Pines Community (hereafter is known as Community) is intended to and operated for the purpose of providing housing for and occupancy by older persons. "Older person" means a person 55 years of age or older.

12.2. Statutory Compliance: The Community is intended to be operated for Occupancy of persons 55 years of age or older. The PP Community is subject to the Federal Fair Housing Act of 1955, and the regulations of the United States Department of Housing and Urban Development ("HUD") as amended from time to time and any and all local, state, and federal statutes and regulations pertaining to the Fair Housing Act. The Board of Directors of the Association shall take the steps necessary to qualify as housing for older persons to be exempt from the prohibition against familial status discrimination as provided for in the applicable statutes, laws and regulations.

12.3. Community Requirements: The Community shall comply with and satisfy the following factors and requirements; (i) At least eighty percent (80%) of the occupied Lots shall be occupied by at least one (1) person who is 55 years of age or older; (ii) The Community shall publish and adhere to policies and procedures that demonstrate the intent to operate the Community for occupancy by persons 55 years of age or older; (iii) The verification of occupancy, including verification by reliable surveys and affidavits; (iv) The Community shall prohibit any person under eighteen (18) years of age from residing upon any Lot in the Community as a Permanent Resident (as defined in the immediately subsequent sentence. "Permanent Resident" shall mean any person who continuously resides on a Lot for a period of ninety (90) days or more, within a twelve (12) month period.

12.4. Community Filing Requirement: The Community shall register with the Florida Commission on Human Relations ("Commission") and shall submit a letter to the commission pursuant to the requirements in the Florida Statutes, as amended from time to time. By filing with the Commission, it is being certified that the Community has satisfied the requirements for the exemption from the prohibitions against familial status discrimination.

12.5. Age Verification: For admission to the Community as a resident, at least one (1) person 55 years of age or older must occupy each Lot, and all other residents must be 40 years of age or older. Upon



application for residency, anyone or more of the following documents are considered reliable documentation of the age of the applicants: (i) Driver's License; (ii) Birth Certificate; (iii) Passport; (iv) Immigration Card; (v) Military Identification; (vi) Any other state, local, national, or international official documents containing a birth date of comparable reliability ; or (vii) a certification in a lease, application , affidavit, or other document signed by any member of the Lot age 40 or older asserting that at least one (1) person in the Lot is 55 years of age or older. Any one or more of the foregoing forms of identification and verification shall be considered as adequate for verification of age, provided that it contains specific information about current age or date of birth.

12.6. Age Verification Policies and Procedures: The Board of Directors of the Association shall establish and maintain appropriate policies and procedures to require that applicants and occupants comply with the age requirements of occupancy and must be presented prior to closing or signing a lease. The individual's statement must set forth the basis for such knowledge and be signed under the penalty of perjury.

12.7. Exceptions to Age Restrictions: The Board of Directors of the Association may make exceptions in its sole and absolute discretion and allow residence of persons in the Community who do not satisfy the age restrictions so long as the Community complies with the requirements to qualify as housing for older persons as set forth in Section 3 hereof, including without limitation, that at least eighty percent (80%) of the Lots are occupied by at least one (1) person 55 years of age or older.

12.8. Occupancy Requirement: The Partridge Pines Community shall be deemed to satisfy the Occupancy Requirement even though the following conditions exist: (i) There are unoccupied Lots , provided that at least eighty (80%) of the occupied Lots are occupied by at least one (1) person 55 years of age or older; (ii) There are Lots occupied by employees of the Community (and family members residing in the same Lot) who are under 55 years of age, provided the employees perform substantial duties related to the management or the maintenance of the Partridge Pines Community; (iii) There are Lots occupied by persons who are necessary to provide a reasonable accommodation to disabled residents as required and who are under the age of 55; or (iv) There are Lots occupied prior to the adoption of this amendment and continue to be occupied by owners and their immediate families who do not meet the requirements set forth in this amendment.

12.9. Policies and Procedures: The Board of Directors of the Association shall publish and adhere to policies and procedures that demonstrate the intent of the Community to operate as housing for persons 55 years of age or older. The policies and procedures may include without limitation, the following: (i) Advertising, marketing, and promotion of the Community; (ii) Lease restrictions; (iii) Written rules, regulations or other restrictions, including this Declaration; (iv) The maintenance and consistent application of relevant procedures; and (v) Public posting in designated and conspicuous

locations within the Community of statements describing the Community as housing for persons 55 years of age or older.

12.10. Verification of Occupancy: The Board of the Directors of the Association shall develop procedures for routinely determining the occupancy of each Lot, including the identification of whether at least one (1) occupant of each Lot is 55 years of age or older. These procedures may be part of the normal purchasing arrangement. The documents as set forth in Section 5 shall be considered reliable documentation of the age of the applicants. The Community procedures shall provide for regular updates through surveys or other means, of the initial information supplied by the occupants of the Community. Said updates shall take place at least once every two (2) years, and the survey may include information regarding whether any Lots are occupied by persons described in the provisions designated as (ii), (iii), and (iv) of Section 8. Surveys and verification procedures which comply with statutory requirements and regulations including those of HUD, shall be admissible in the administrative and judicial proceedings for the purpose of verifying occupancy. A summary of occupancy surveys shall be available for inspections upon reasonable notice and request by a person authorized to do so.

12.11. Conveyance of Transfer of Lot: If an Owner desires to convey their Lot, said Owner shall comply with the provisions of this Declaration and the Governing Documents and shall convey the Lot in accordance with the intent and purpose of the Community, to at least one (1) person 55 years of age or older, and all other prospective purchasers who will occupy the Lot shall be 40 years of age or older. If a Lot is transferred via inheritance to a person under 55 years of age, including without limitation, a child or surviving spouse, said person shall be entitled to occupy the Lot for as long as they choose to do so, as long as at least eighty (80%) of the occupied Lots in the Community are occupied by at least one (1) person 55 years of age or older. If a person acquires a Lot, in the manner discussed in the preceding sentence, and at some point in time chooses to convey the Lot, the Lot shall be conveyed to at least one (1) person 55 years of age or older, and all other persons who will occupy the Lot shall be 40 years of age or older.

12.12. Prohibition Against Amendments or Revocations: None unless necessary