

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF

MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on Oct 23, 1992, by a vote of not less than 2/3 of the entire membership of the association and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Declaration of Condominium for Mainlands of Tamarac By the Gulf, Unit No. Three as originally recorded in O.R. Book 3258, Page 641, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of Mainlands of Tamarac By the Gulf, Unit No. Three, is hereby amended in accordance with Exhibits "A" and "B" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium," and "Schedule of Amendments to Bylaws," respectively."

IN WITNESS WHEREOF, Mainlands of Tamarac By the Gulf Unit No. Three Association, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 30th day of October, 1992.

MAINLANDS OF TAMARAC BY
THE GULF, UNIT NO. THREE
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Sylvia M. Pappas
Secretary

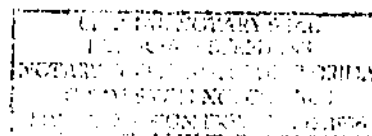
By: James D. Melrose
President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 30th day of October, 1992, personally appeared before me James D. Melrose, President, and Sylvia M. Pappas, Secretary of MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE ASSOCIATION, INC., and who are personally known to me or who produced (KNOWN CUSTOMERS) as identification and who did take an oath.

Patricia A. Stephens
NOTARY PUBLIC

melrose.ltr



Condominium plats pertaining hereto are located in Plat book 5 pages 19-28 inclusive

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: KL

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE

PINELLAS COUNTY FLA.
OFF. REC. BK 8090 PG 2190

1. The Declaration of Condominium is amended at Paragraph 3 E (3), to read as follows:

"(3) Any valid charge against the Condominium as a whole, including any and all utility charges, such as water, sewer and trash, but not limited thereto, which are billed to the Association for all units within the Condominium."

2. The Declaration of Condominium is amended at Paragraph 5 B (1), as follows:

"(1) By the Association. The maintenance and operation of the common elements shall be the responsibility of the Association and a common expense, and the Association shall comply with all requirements of Chapter 718, F.S. as concerns the obtaining of bids on contracts for products and services to provide such maintenance and operation."

3. The Declaration of Condominium is amended at Paragraph 6 C, as follows:

"C. Interest; Late Charges; Application of Payments. Assessments and installments thereon paid on or before ten days after the date when due shall not bear interest, but all sums not paid on or before ten days after the date when due shall bear interest at the rate of ten percent (10%) per annum from the date when due until paid. Any assessments which become delinquent shall be subject to a late fee, in addition to such interest, in an amount not to exceed the greater of \$25.00 or five percent (5%) of each installment of the assessment for each delinquent installment that the payment is late. All payments upon account shall be first applied to interest, then to any late fee, costs and attorneys fees incurred in collection, and then to the assessment payment first due."

4. The Declaration of Condominium is amended at Paragraph 7, by adding the following new sub-section H, to read as follows:

"H. Utility Services. The Association has the authority to discontinue utility services to any unit which is delinquent in the payment of its utility charges to the City of Pinellas Park, so long as the City of Pinellas Park notifies the Association of a delinquency. The Association shall then have the authority to pay the delinquencies to the City of Pinellas Park and to special assess the delinquent unit owner for said payment. The Association shall have the right to file a Claim of Lien and foreclose the same pursuant to the provisions of this Declaration and Florida law if the unit owner fails to pay said special assessment."

5. The Declaration of Condominium is amended at paragraph 13 B, to read as follows:

"B. Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of a unit owner to comply with the terms of the Declaration, the Bylaws or the Regulations adopted pursuant thereto, and said documents as they may be amended from time to time, including any arbitration proceedings which may be undertaken pursuant to Chapter 718, F.S., the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be awarded by the court or an arbitrator."

EXHIBIT "A"

SCHEDULE OF AMENDMENTS
TO BYLAWS
OF MAINLANDS OF TAMAKAG BY THE GULF. UNIT NO. THREE

1. Article II, Section 1 of the Bylaws is amended to read as follows:

"Section 1. Number and Term: The number of Directors who shall constitute the whole board shall be seven (7). All directors shall be members or spouses of members. For Directors whose term shall expire in that year, new Directors shall be elected at an election held on the same day as the annual meeting of the members, if necessary, and said Directors shall be elected to serve for the term of two (2) years or until their successors shall be elected and shall qualify. Said election shall be held in a manner consistent with the requirements of Chapter 718, F.S. and administrative rules promulgated pursuant thereto. All Directors shall serve for a term of two (2) years and terms shall alternate so that three (3) Directors shall be elected in each even year and four (4) Directors shall be elected in each odd year."

2. Article II, Section 5 I, of the Bylaws is amended to read as follows:

"I. To fix and assess fines against any unit for failure of the owner or occupant of the unit, his licensee or invitee to comply with any provision or use restriction contained within the Declaration of Condominium, Bylaws or Rules and Regulations. No fines shall exceed ~~Fifty-(\$50.00)~~ One Hundred (\$100.00) Dollars for each single violation or Five-(\$5.00)-Dollars-per-day-for-each-continuing-violation. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fines shall in the aggregate exceed One Thousand Dollars (\$1,000.00). Prior to the levying of any such fine, the Board of Directors shall notify the affected unit owner or occupant and, if applicable, his licensee or invitee, of the alleged violation and shall give said unit owner or occupant and, if applicable, his licensee or invitee, the opportunity to appear and present such evidence and testimony as the unit owner deems appropriate. Said hearing shall be held before a committee of other unit owners, and if the committee does not agree with the fine, the fine will not be levied. Any fine so levied shall become an indebtedness to the corporation on and after notice that the same has been levied to the unit owner and shall be paid within thirty (30) days of the date of said notice."

3. Article II, Section 6 B, is deleted in its entirety and the following, which is a substantial rewording of said provision, is substituted in its place:

"B. Notice of a Board of Directors meeting shall be provided as required in Chapter 718, F.S. Directors meetings shall be called as needed and shall be conducted in compliance with the requirements of Chapter 718, F.S. as concerns notices, agenda, and unit owner participation. Unit owners shall have the right to tape record or videotape Board of Directors meetings, and to participate in such meetings in accordance with the reasonable rules of the Board concerning frequency, duration and manner of statements."

10001744 TME 11-16-92 14:55:32

01 CTF-

RECORDING 1 \$15.00

EXHIBIT "B"

TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE

PINELLAS COUNTY FLA.
OFF. REC. BK 8090 PG 2190

1. The Declaration of Condominium is amended at Paragraph 3 E (3), to read as follows:

"(3) Any valid charge against the Condominium as a whole, including any and all utility charges, such as water, sewer and trash, but not limited thereto, which are billed to the Association for all units within the Condominium."

2. The Declaration of Condominium is amended at Paragraph 5 B (1), as follows:

"(1) By the Association. The maintenance and operation of the common elements shall be the responsibility of the Association and a common expense, and the Association shall comply with all requirements of Chapter 718, F.S. as concerns the obtaining of bids on contracts for products and services to provide such maintenance and operation."

3. The Declaration of Condominium is amended at Paragraph 6 C, as follows:

"C. Interest; Late Charges; Application of Payments. Assessments and installments thereon paid on or before ten days after the date when due shall not bear interest, but all sums not paid on or before ten days after the date when due shall bear interest at the rate of ten percent (10%) per annum from the date when due until paid. Any assessments which become delinquent shall be subject to a late fee, in addition to such interest, in an amount not to exceed the greater of \$25.00 or five percent (5%) of each installment of the assessment for each delinquent installment that the payment is late. All payments upon account shall be first applied to interest, then to any late fee, costs and attorneys fees incurred in collection, and then to the assessment payment first due."

4. The Declaration of Condominium is amended at Paragraph 7, by adding the following new sub-section H, to read as follows:

"H. Utility Services. The Association has the authority to discontinue utility services to any unit which is delinquent in the payment of its utility charges to the City of Pinellas Park, so long as the City of Pinellas Park notifies the Association of a delinquency. The Association shall then have the authority to pay the delinquencies to the City of Pinellas Park and to special assess the delinquent unit owner for said payment. The Association shall have the right to file a Claim of Lien and foreclose the same pursuant to the provisions of this Declaration and Florida law if the unit owner fails to pay said special assessment."

5. The Declaration of Condominium is amended at paragraph 13 B, to read as follows:

"B. Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of a unit owner to comply with the terms of the Declaration, the Bylaws or the Regulations adopted pursuant thereto, and said documents as they may be amended from time to time, including any arbitration proceedings which may be undertaken pursuant to Chapter 718, F.S., the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be awarded by the court or an arbitrator."

EXHIBIT "A"

SCHEDULE OF AMENDMENTS
TO BYLAWS
OF MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE

1. Article II, Section 1 of the Bylaws is amended to read as follows:

"Section 1. Number and Term: The number of Directors who shall constitute the whole board shall be seven (7). All directors shall be members or spouses of members. For Directors whose term shall expire in that year, new Directors shall be elected at an election held on the same day as the annual meeting of the members, if necessary, and said Directors shall be elected to serve for the term of two (2) years or until their successors shall be elected and shall qualify. Said election shall be held in a manner consistent with the requirements of Chapter 718, F.S. and administrative rules promulgated pursuant thereto. All Directors shall serve for a term of two (2) years and terms shall alternate so that three (3) Directors shall be elected in each even year and four (4) Directors shall be elected in each odd year."

2. Article II, Section 5 I, of the Bylaws is amended to read as follows:

"I. To fix and assess fines against any unit for failure of the owner or occupant of the unit, his licensee or invitee to comply with any provision or use restriction contained within the Declaration of Condominium, Bylaws or Rules and Regulations. No fines shall exceed ~~Fifty-(\$50.00)~~ One Hundred (\$100.00) Dollars for each single violation or Five-(\$5.00)-Dollars-per-day-for-each-continuing-violation. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fines shall in the aggregate exceed One Thousand Dollars (\$1,000.00). Prior to the levying of any such fine, the Board of Directors shall notify the affected unit owner or occupant and, if applicable, his licensee or invitee, of the alleged violation and shall give said unit owner or occupant and, if applicable, his licensee or invitee, the opportunity to appear and present such evidence and testimony as the unit owner deems appropriate. Said hearing shall be held before a committee of other unit owners, and if the committee does not agree with the fine, the fine will not be levied. Any fine so levied shall become an indebtedness to the corporation on and after notice that the same has been levied to the unit owner and shall be paid within thirty (30) days of the date of said notice."

3. Article II, Section 6 B, is deleted in its entirety and the following, which is a substantial rewording of said provision, is substituted in its place:

"B. Notice of a Board of Directors meeting shall be provided as required in Chapter 718, F.S. Directors meetings shall be called as needed and shall be conducted in compliance with the requirements of Chapter 718, F.S. as concerns notices, agenda, and unit owner participation. Unit owners shall have the right to tape record or videotape Board of Directors meetings, and to participate in such meetings in accordance with the reasonable rules of the Board concerning frequency, duration and manner of statements."

10001744 TME 11-16-92 14:55:32

01 CTF-

RECORDING 1 \$15.00

EXHIBIT "B"

TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00