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51 DCL-TOWN APTS INC
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IN:03019813 BK:12477 SPG:0515 EPG:0518
RECORDING 004 PAGES 1 \$19.50

TOTAL: \$19.50
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BY _____ DEPUTY CLERK

PREPARED BY AND SHOULD BE
RETURNED TO:
RICHARD A. ZACUR, ESQUIRE
Zacur & Graham, P.A.
P.O. Box 14409
St. Petersburg, Florida 33733

PAGES 4 Condominium Plats pertaining
ACCT hereto are filed in Plat Book 1, Pages 69-70.
REC 1930
DR219
DS
INT
FEES
MTF
P/C
REV

**AMENDMENTS TO DECLARATION OF
TOWN APARTMENTS, INC., NO. 10, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN

TOTAL 20 APARTMENTS, INC., NO. 10, hereinafter referred to as Association, desires to
CK BAL
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SM amend the Declaration for said condominium association, which Declaration of
Condominium and Bylaws have been filed and recorded in and for Pinellas County,
Florida, within O.R. Book 2538, beginning with Page 434, et seq.

WHEREAS, a meeting of the Board of Directors of the association and said
unit owners/members was duly called in accordance with the Declaration of
Condominium and Bylaws, after proper notice was given to the unit
owners/members.

WHEREAS, such meeting took place on May 16, 2002, there was present a
quorum of Directors and a quorum of unit owners/members as defined and required
by the Bylaws, Articles of Incorporation, and the Declaration of Condominium for
said Association.

WHEREAS, after due consideration, of said proposed amendments, which
amendments were proposed by resolution by said Directors, same were presented

for a vote, and accepted by the required vote of the Board of Directors, and said amendments were approved by the vote of the required percentage of unit owners/members according to the provisions of the Bylaws, Articles of Incorporation, and the Declaration of Condominium for said Association.

WHEREAS, that the Board of Directors and the unit owners/members have approved the Amendments to the Declaration, said Amendments are hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendments are to be provided within said Declaration of Condominium, and said amendments are as follows:

Article 15. MAINTENANCE

(a)(4) The Association shall have the irrevocable right of entry for the purposes of inspecting the common elements, gaining access to the common elements or making repairs or otherwise maintaining the condominium property or to abate emergency situations which threaten damage to the common elements or to other unit or units. Each unit owner shall provide a key to their unit to the Association and no unit owner shall alter any lock, nor install a new lock without providing a new key to the Association, as to allow entry. In the event a unit owner fails to provide a key to the Association, the Association shall have the right to obtain a pass key at the owner's expense within ten (10) days following the demand for said key to the unit owner by the Association. The Association shall maintain each key in a safe and secure location and shall have no right to enter a unit, except as provided herein.

Article 20. OBLIGATIONS OF MEMBERS

(o) No Auctions. Real Estate Auctions are not permitted within the United Association of Town Apartment buildings.

(p) With advanced permission from a unit owner or agent of a unit owner,

a prospective purchaser may be admitted to the premises to inspect the unit. The prospective purchaser must at all times be accompanied by the owner or his/her agent while on United Association of Town Apartments North, Inc. property or within the individual Association buildings. The unit owner or agent is responsible for full compliance with all rules and regulations of the United Association of Town Apartments North, Inc., as well as the individual Association buildings.

(q) No unit owner shall install a washer or dryer or a combination of washer and dryer within their unit from the date of this amendment forward. No unit owner who currently has a washer or dryer or a combination of same may not replace their washer and/or dryer when those appliances no longer function. It is the intent of this Association to have no unit contain a washer and/or dryer. On a resale, if the unit has a washer/dryer, it must be removed before the new owner takes over the unit.

(r) In addition to the means for enforcement provided in the Declaration, By-Laws and Rules of this Association, or by law, the Association shall have the right to access fines against a unit, its owner, occupant, licensee or invitee, for violations of the Declaration, By-Laws or Rules of the Association. No fine shall become a lien against a unit owner. No fine may exceed \$100.00 per violation. A fine shall be levied on a basis of each day for a continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall be in the aggregate to exceed \$1,000.00. No fine may be levied except after reasonable notice and opportunity for a hearing to the unit owner and if available, its licensee or invitee. A hearing must be held before a committee of other unit owners. If the committee does not agree that a fine is in order or the amount of the fine, a fine may not be levied. This provision concerning the process does not apply to an unoccupied unit. The Committee shall consist of the President, Secretary and three Committee Members:

- a) The President shall be the presiding officer of the committee.
- b) The Secretary shall record the minutes of the hearing.
- c) The Committee Members shall be unit owners of the Association with whom the violation is filed.
- d) The accused violator may act as their own defense or be represented.
- e) If a fine is levied against the violator, the Committee shall determine the amount. The President shall impose the fine by verbal and written notice to the violator.
- f) The fine shall be paid by check to the President of the Association or the injured party. If the fine is not paid within a reasonable amount of time, thirty (30) days, the fine will be added to the violator's monthly maintenance fee.
- g) Violations may be filed with any Association or individual.
- h) To levy a fine, it must be by majority vote of the Committee.
- i) The site of the hearing shall be at the discretion of the President and open to other unit owners.

j) The violation shall be prepared in writing explaining the nature of the violation, number of times and said violation occurred, time of day, date(s), names of any witness(s). The violation shall be mailed by registered or insured mail to the violator.

RESOLVED, further, that said Amendments to the Declaration of the Association are hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

TOWN APARTMENTS, INC., NO. 10

BY: Adele M. Cisneros
President

BY: Elsie Neales
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of January, 2003, by Adele M. Cisneros the President and Elsie Neales, the Secretary, who are personally known to me or who have produced personally known as identification and who did take an oath and depose and says that they executed the foregoing Amendments and acknowledge to and before me that they executed said Amendments for the purposes therein expressed.

Witness my hand and official seal this 14th day of January, 2003.

My commission expires:



Elaine A. King
MY COMMISSION # CC879505 EXPIRES
December 1, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Elaine A. King
Notary Public

ELAINE A. KING
Notary Name Typed/Printed

(CODING: Words in underscored type indicate changes from original Declaration of Condominium and By-Laws and deletions from the original Declaration of Condominium and By-Laws are shown by strike outs. Unless otherwise provided herein, all provisions of the Declaration of Condominium and By-Laws are not affected by this Amendment and shall remain the same.)