

FILE THIS AMENDMENT WITH YOUR CONDOMINIUM DOCUMENTS.

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

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2012093917 04/03/2012 at 12:11 PM
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Condominium Plats pertaining
hereto are filed in Plat Book 2, Pages 8-9.

**AMENDMENT TO DECLARATION OF
TOWNS APARTMENTS, INC., NO. 11, A CONDOMINIUM**

WHEREAS, the Board of Directors and Unit Owners of TOWN APARTMENTS, INC., NO. 11, hereinafter referred to as Association, desires to 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 2602, beginning with Page 490, 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 March 7, 2012, 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 By-Laws, and said amendments are as follows:

Section 14. ASSESSMENTS, LIABILITY, MAINTENANCE, LIEN AND PRIORITY, INTEREST AND COLLECTION...

A. In addition to the means for enforcement provided in the Declaration, By-Laws or Rules of this Association, or by law, the Association shall have the right to assess 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 the continuing violation, with a single notice and opportunity for 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. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. This provision does not apply to an unoccupied unit. The Board shall pass rules and regulations and procedures concerning the fining process.

Section 17. Insurance

(c) Anything to the contrary notwithstanding, the terms "condominium property", "building", "improvements", "insurable improvements", "common elements", "association property", or any other term found in the declaration of condominium which defines the scope of property or casualty insurance that a condominium association must obtain shall exclude all floor, wall, and ceiling coverings, electrical fixtures, appliances, air conditioner or heating equipment, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, hardware and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit and all air conditioning compressors that service only an individual unit, whether or not located within the unit owner's unit. Further, this provision incorporates by reference as more fully set forth herein all of the provisions of Florida Statute Chapter 718 regarding insurance to be provided by the Association.

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. 11

BY: Camille Handlin
President

BY: Jarvis M. Malson
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

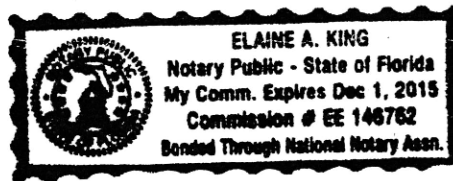
The foregoing instrument was acknowledged before me this 16th day of March, 2012, by Camille Handlin, the President and Jarvis M. Malson, the Secretary, who are personally known to me or who have produced personally known / personally known as identification and who did take an oath and depose and says 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 16th day of March, 2012.

Elaine A. King
Notary Public

ELAINE A. KING
Notary Name Typed/Printed

My commission expires:



(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.)