

AMENDMENTS TO BY-LAWS FOR

DECLARATION OF CONDOMINIUM OF

TOWN APARTMENTS, INC. # 12 A CONDOMINIUM

PURPOSE: *The purpose of this amendment is to allow for the assessment of fines.*

The by-laws shall be amended as follows:

OR 2627 PAGE 420 et seq.

ARTICLE XVI Fines. 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 asses 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 this continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall be in the aggregate to exceed \$1000.00. 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 may pass Rules and Regulations and procedures concerning the fining process.

The committee shall consist of the President, Secretary, and three Committee Members:

- a. The president shall be the presiding officer of the committee. The president may be the president of the association or an appointee from the board of directors with whom the violation is filed.
- b. The secretary shall record the minutes of the hearing. The secretary may be the secretary of the association or an appointee from the board of directors with whom the violation is filed.
- c. The committee members shall be unit owners of the association with whom the violation is filed.
- d. 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

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51 DCL-TOWN APTS
IN: BK: EPG: EPG:
RECORDING 003 PAGES 1 \$15.00
TOTAL: \$15.00
CASH AMT. TENDERED: \$15.00
CHANGE: \$.00
BY _____ DEPUTY CLERK

of time(thirty(30) days) the fine will be added to the violators
monthly maintenance fee.

- g. Violations may be filed by 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 written form explaining the
nature of the violation, number of times violation occurred, time,
date(s), and names of any witnesses. The violation shall be mailed by
registered or insured mail to the violator.

Resolved, further, that the said amendment is hereby adopted and approved and the
Board of Directors are directed to record same in the Public records of Pinellas County,
Florida.

Town Apartments Inc. # 12

By: Curtis P. Nickleby
President

Elizabeth Leonard
Secretary

STATE of FLORIDA, County of Pinellas

Before me personally appeared Curtis P. Nickleby
and Elizabeth Leonard, the President and Secretary of Town Apartments,
Inc. _____ to me well known and known to me to be the persons described
in and who executed said amendment and acknowledged to and before me that they
executed said Amendment for the purpose therein expressed.

of March, 2000

WITNESS my hand and official seal this 31st day

Melissa Bellino
Notary Public

