

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2012161972 06/07/2012 at 09:10 AM
OFF REC BK: 17605 PG: 1442-1444
DocType:RST RECORDING: \$27.00

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

Condominium Plats pertaining
hereto are filed in Plat Book 3, Pages 10-11.

AMENDMENT TO DECLARATION OF CONDOMINIUM
TOWNS APARTMENTS, INC., NO. 17, A CONDOMINIUM

WHEREAS, the Board of Directors and Unit Owners of TOWN APARTMENTS, INC., NO. 17, hereinafter referred to as Association, desires to amend the By-Laws 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 2888, beginning with Page 573, 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 9, 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 amendment, which amendment was proposed by resolution by said Directors, same was presented for a vote, and accepted by the required vote of the Board of Directors, and said amendment was 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 Amendment to the Declaration, said Amendment is hereinafter provided.

NOW THEREFORE, said Declaration shall be hereby amended pursuant to the heretofore stated authority and requirements, which amendment is to be provided within said Declaration of Condominium, and said amendment is 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.

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

TOWN APARTMENTS, INC., NO. 17

BY: Alice J. Leopold
President

Joan F. Miller
Secretary

BY: John F. Miller
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

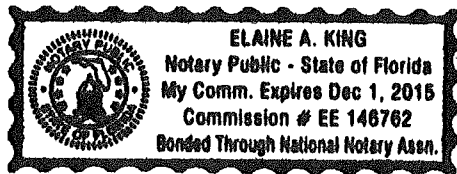
The foregoing instrument was acknowledged before me this 22nd day of May, 2012, by Alice J. Leopold, the President and John F. Miller, the Secretary, who are personally known to me or who have produced personally known / personally known as identification and who did take an oath and depose and says that they executed the foregoing Amendment and acknowledge to and before me that they executed said Amendment for the purpose therein expressed.

Witness my hand and official seal this 22nd day of May, 2012.

Elaine A. King
Notary Public

My commission expires:

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.)