

RESOLUTION OF AMENDMENT TO BYLAWS

AND DECLARATION OF CONDOMINIUM

At a duly noticed special meeting of the Board of Directors and membership of Windtree Gardens Condominium Association, Inc. held March 12, 1991 it was,

3787628 Orange Co. FL.
05/22/91 10:31:25am

RESOLVED: that the Bylaws of the Association and the Declaration of Condominium recorded at O.R. Book 3374, page 1, et seq., and First Amendment thereto recorded at O.R. Book 3415, page 2386, et seq., and all additional amendments and exhibits thereto, recorded in the Public Records of Orange County, Florida be amended in the following particulars:

OR4289 PG2009

Section 2 of Article VII of the Bylaws is hereby deleted and in its place substituted the following provisions:

Section 2:A. In addition to all other remedies available to the Association and Board of Directors, the Association may levy a fine against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association Bylaws, or reasonable rules of the Association in the amount of Fifty Dollars (\$50.00) per infraction provided that the unit owner, his licensee, or invitee, shall be given reasonable notice and an opportunity for a hearing regarding such fine.

B. All assessments and installments on them which are not paid when due shall bear interest at the rate of eighteen percent (18%) per year. The Association shall charge an administrative late fee in addition to such interest in an amount not to exceed the greater of Twenty-Five Dollars (\$25.00) or five percent of the

Orange County
Comptroller
By *EB* Deputy Clerk
Add Fee \$ 2.00
Doc Tax \$ 15.00
Int Tax \$ 15.00
Total \$ 32.00

LAW OFFICES C
ERIC S. MASHBURN
P.O. BOX 771277
WINTER GARDEN, FLORIDA 34777-1277

assessment for each delinquent installment that the payment is late. Any payment received by the Association shall be applied first to any interest accrued by the Association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. The Association shall be entitled to recover reasonable attorney's fees and costs incurred in the collection of any delinquent and unpaid assessments.

The foregoing Resolution of Amendment was unanimously approved by the Board of Directors and by a majority of the unit owners present at a duly called meeting held March 12, 1991.

This Resolution shall be recorded in the Public Records of Orange County, Florida and shall constitute an amendment to the Bylaws and Declaration of Condominium of Windtree Gardens Condominium and shall be effective as of the date it was adopted by the membership and Board of Directors on March 12, 1991.

We, the undersigned officers of Windtree Gardens Condominium Association, Inc., hereby certify that the foregoing Resolution of Amendment was duly adopted and approved by the Board of Directors and membership at a meeting held on March 12, 1991.

Ashley K. Fontana
Secretary of the Association

Kathryn D. Weed

William C. Lankford
President of the Association

J. Brown

STATE OF FLORIDA
COUNTY OF ORANGE

OR4289 PG2011

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Sharon L. Fontana, to me known to be the person described in and who executed the foregoing instrument as Secretary of Windtree Gardens Condominium Association, Inc., and he acknowledged before me that he executed the same as such officer in the name of and on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of May, 1991.

[Handwritten Signature]

Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 16, 1994
BONDED THRU BUCKLEBERRY & ASSOCIATES



STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared William L. Canole, to me known to be the person described in and who executed the foregoing instrument as President of Windtree Gardens Condominium Association, Inc., and he acknowledged before me that he executed the same as such officer in the name of and on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of May, 1991.

[Handwritten Signature]

Notary Public, State of Florida

My commission expires:

RECORDED & RECORD VERIFIED

[Handwritten Signature]

County Comptroller, Orange Co., FL



AMENDMENT TO BYLAWS OF
WINDTREE GARDENS CONDOMINIUM ASSOCIATION, INC.

Article II, Section 2 of the By-Laws is hereby amended* as follows:

Section 2. Annual meetings of the members of the Association shall be held during the first 15 days of February ~~December~~ each year at a date, time and place fixed by the Board of Directors. Notice of the meeting, which shall include an agenda, shall be mailed to each member thirty (30) days prior thereto. In addition to such written notice, the Secretary shall conspicuously post notice of the annual meeting on the condominium property at least fourteen (14) days prior thereto.

* Additions to original text are indicated by underlining; deletions are indicated by ~~strikeouts~~.