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RETURN TO:

(this instrument prepared by)
SHARON A. W. R., ESQ.
BECKER, POLIAKOFF & STREITFELD, P.A.
REFLECTIONS BUILDING
450 AUSTRALIAN AVENUE SOUTH, SUITE 720
WEST PALM BEACH, FLORIDA 33401.

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF LANTANA PINES AND THE
BY-LAWS OF LANTANA PINES HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for LANTANA PINES has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 3924 at Page 84; and

WHEREAS, the By-Laws for LANTANA PINES HOMEOWNERS ASSOCIATION, INC., have been recorded in Official Records Book 5070 at Page 0179, of the Public records of Palm Beach County, Florida; and

WHEREAS, at a duly called and noticed meeting of the membership of LANTANA PINES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, held on March 19, 1986, the aforementioned By-Laws were amended pursuant to the provisions of said By-Laws.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the By-Laws is a true and correct copy of the amendment to the By-Laws as amended by the membership:

**AMENDMENT TO THE BY-LAWS OF
LANTANA PINES HOMEOWNERS ASSOCIATION, INC.**

(a new provision)

Fines

9.60

50. In addition to the means for enforcement provided elsewhere herein, the Association shall have the right to assess fines against a unit owner or its guests, relatives or lessees, in the manner provided herein, and such fines shall be collectible as any other assessment such that the Association shall have a lien against a Lot, including through the filing of a claim of lien, and through any other enforcement procedures available to the Association as provided in the Declaration and these By-Laws, as may be amended from time to time, including, but not limited to, obtaining a money judgment against the owner of the unit which is being fined.

(a) The Board of Directors shall appoint a Covenants Enforcement Committee which shall be charged with determining where there is probable cause that any of the provisions of the Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation these By-Laws, and the rules and regulations of the Association, regarding the use of Lots, common areas, or Association property, are being or have been violated. In the event that the Covenants Enforcement Committee determines an instance of such probable cause, it shall report same to the Board of Directors. The Board of Directors shall thereupon provide written notice to the person alleged to be in violation, and the owner of the lot which that person occupies if that person is not the owner, of the specific nature of the alleged violation and of the opportunity for a hearing before the Board of Directors upon a request made within ten (10) days of the sending of the notice. The notice shall also specify, and it is hereby provided, that each recurrence of the alleged violation or each day during which it continues shall be deemed a separate offense, subject to a separate fine not to exceed Fifty (\$50.00) Dollars for each offense. The notice shall further specify, and it is hereby provided, that in lieu of requesting a hearing, the alleged violator or lot owner may respond to the notice, within ten (10) days of its sending, acknowledging in writing that the violation occurred as alleged and promising that it will henceforth cease and will not recur, and that such acknowledgment and promise, and performance in accordance therewith, shall terminate further enforcement activity of the Association with regard to the violation.

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(b) If a hearing is timely requested, the Board of Directors shall hold same, and shall hear any defense to the charges of the Covenants Enforcement Committee, including any witnesses that the alleged violator, the unit owner, or the Covenants Enforcement Committee may produce. Any party at the hearing may be represented by counsel.

(c) Subsequent to any hearing, or if no hearing is timely requested and if no acknowledgment and promise is timely made, the Board of Directors shall determine whether there is sufficient evidence of a violation or violations as provided herein. If the Board of Directors determines that there is sufficient evidence, it may levy a fine for each violation in the amount provided herein.

(d) A fine pursuant to this section shall be assessed against the unit which the violator occupied at the time of the violation, whether or not the violator is an owner of that unit. The fine shall be collectible as any other assessment, including, but not limited to the filing of a claim of lien, as provided in the Declaration of Covenants, Conditions and Restrictions. Nothing herein shall be construed to interfere with any right that a unit owner may have to obtain from a violator occupying his unit payment in the amount of any fine or fines assessed against that unit.

(e) Nothing herein shall be construed as a prohibition of or a limitation on the right of the Board of Directors to pursue other means to enforce the provisions of the various condominium and Association's documents: including but not limited to legal action for damages or injunctive relief.

* * *

WITNESS my signature hereto this 27 day of October, 1986, at Lantana, Palm Beach County, Florida.

LANTANA PINES HOMEOWNERS ASSOCIATION, INC.

[Signature]
Witness
[Signature]
Witness

By: [Signature] (SEAL)
President
Attest: [Signature] (SEAL)
Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

I HEREBY CERTIFY that on this day before me personally appeared MYRAEL E. BLOUNT and CHARLES H. WAINRYNEN, the President and Secretary, respectively, of the foregoing corporation, known to me personally to be such, and they severally acknowledged to me that the said certificate is the free and voluntary act and deed of them, and each of them, each for himself and not for the other, and that the facts therein stated are truly set forth.

Dated at Lantana, Palm Beach County, Florida, this 27 day of October, 1986.

[Signature]
Notary Public, State of Florida
at Large

My Commission Expires: 9 28 1986
LAW OFFICES
BECKER, POLIAKOFF & STREITFELD, P.A., 6520 N. ANDREWS AVENUE • POST OFFICE BOX 9057 • FT. LAUDERDALE, FLORIDA 33310-0557

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RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DEC 28 1986
ELECTED THRU GENERAL INSURANCE UND