

RETURN TO:

This instrument prepared by: ✓
SHARON A. WEBER, 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 CONDOMINIUM FOR
JUPITER COVE

WHEREAS, the Declaration of Condominium for Jupiter Cove has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 3204 at Page 0665; and,

WHEREAS, the By-Laws for Jupiter Cove Condominium Association, Inc., are attached as an exhibit thereto; and,

WHEREAS, at a duly called and noticed meeting of the Board of Directors of Jupiter Cove Condominium Association, Inc., held on July 16, 1986, the aforementioned Declaration and By-Laws were amended pursuant to the provisions of said Declaration and By-Laws.

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

AMENDMENT TO ARTICLE 10 OF THE
BY-LAWS OF JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

(a new provision)

Fines. 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 through any other enforcement procedures available to the Association as provided in the Declaration and these By-Laws, and the Condominium Act of the State of Florida, 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 Condominium, the Articles of Incorporation, these By-Laws, and the rules and regulations of the Association, regarding the use of the units, common elements, 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 unit 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 fourteen (14) 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 unit owner may respond to the notice, within five (5) 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.

(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

LAW OFFICES

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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, and shall be collectible in the same manner as any other assessment. 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 22 day of July 1986, 1986, at Jupiter, Palm Beach County, Florida.

JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.

Patricia R. Hulitt
Witness

BY: Joseph Nadler
President

Joseph Nadler
Witness

ATTEST: Fay R. Kincaid
Secretary

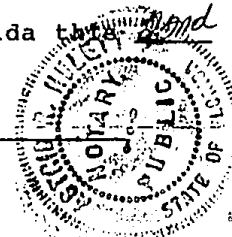
STATE OF FLORIDA :

COUNTY OF PALM BEACH :

BEFORE ME, the undersigned authority, personally appeared Joseph Nadler and Fay R. Kincaid, 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 Jupiter, Palm Beach County, Florida this 22nd day of July, 1986.

Patricia R. Hulitt
NOTARY PUBLIC, State of
Florida at Large



My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires April 2, 1990

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RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT