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OFF: 1503303478

CERTIFICATE OF AMENDMENT
TO
BY-LAWS OF THE TOWERS OF KEY BISCAIYNE, INC.

The undersigned President and Secretary of THE TOWERS OF KEY BISCAIYNE, INC., a Florida corporation not for profit, hereby certify that the following amendments to the By-Laws to THE TOWERS OF KEY BISCAIYNE, INC., a condominium established according to its Declaration thereof, recorded in Official Records Book 7850 at Page 375 of the Public Records of Dade County, Florida, have been duly adopted by the Board of Directors of the Association on May 15, 1991, all in accordance with the provisions of Paragraph 57 of the By-Laws of THE TOWERS OF KEY BISCAIYNE, INC.:

RESOLVED, that Paragraph 52 of the By-Laws of The Towers of Key Biscayne, be amended to read as follows:

52. In the event of a default by a member in the payment of any assessment payable by him, the corporation shall have all rights and remedies provided by law including but not limited to those provided by Chapter 711-15 718.116, Florida Statutes, and the liability of the owner of the condominium parcel shall include liability for a reasonable attorney's fee, and for court costs incurred by the corporation incident to the collection of such assessment or enforcement of its lien, interest computed on the unpaid assessments at the highest rate permitted by law, and an administrative late fee which late fee shall be in the amount equal to the greater of \$25.00 or 5% of the assessment for each delinquent installment that the payment is late. The corporation shall have a lien on the condominium parcel for which the assessments are unpaid and said lien shall secure the payment of such assessments along with the aforesaid attorney's fee, court costs, interest and administrative late fee. If the corporation elects to enforce its lien by foreclosure, the unit owner shall be required to pay a reasonable rental for the condominium parcel pendente lite, to be fixed by the Board of Directors, and the corporation shall be entitled to the appointment of a receiver to collect the same. At any judicial sale held in the proceedings

IT IS HEREBY CERTIFIED THAT THIS INSTRUMENT IS A TRUE COPY OF THE ORIGINAL BOOK AND THE ORIGINAL INSTRUMENT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF DADE, FLORIDA, AND THAT THE INSTRUMENT HAS BEEN INDEXED IN THE INDEX OF THE PUBLIC RECORDS OF THE COUNTY OF DADE, FLORIDA. THE INSTRUMENT IS VALID AND ENFORCEABLE AS TO ALL RIGHTS THEREIN.

MAY 21, 1991
Doris G. Gray
Notary Public
State of Florida

REF: 1503303479

to enforce said lien, the corporation may bid in the condominium parcel thereat and acquire and hold, lease, mortgage and convey the same, as the Board of Directors may determine. Nothing herein contained shall bar a suit to recover a money judgement for unpaid assessments, attorney's fee, court costs, interest and the administrative late fee without waiving lien securing the same.

WORDS HYPERMATED THROUGH INDICATE OLD LANGUAGE TO BE DELETED. WORDS UNDERLINED INDICATE NEW LANGUAGE TO BE ADDED.

IN WITNESS WHEREOF, the undersigned have signed this Certificate and affixed the corporate seal, this 20th day of May, 1991.

THE TOWERS OF KEY BISCAYNE, INC.,
a Non-Profit Florida Corporation



BY: *B. Gray* President
BEATRICE GRAY

ATTEST: *Martin B. Glasgow*
MARTIN B. GLASGALL, Secretary

This Instrument prepared by:

Norman T. Roberts, P.A.
50 West Mashta Drive, Suite 2
Key Biscayne, Florida 33149

I HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE COPY OF THE ORIGINAL, SOLO,
 AND HAS BEEN RECORDED IN THE PUBLIC OFFICE OF DADE COUNTY, FLORIDA, AND THAT THE PRODUCTION
 OF THIS COPY SHALL BE VALID AS IF THE ORIGINAL WERE PRODUCED. IN WITNESS WHEREOF, I HAVE
 HEREBY SET MY HAND AND SEAL AT MIAMI, FLORIDA, THIS 21st DAY OF MAY, 1991.

Yvette P. Spain
 Notary Public, State of Florida

REC. 15033003480

STATE OF FLORIDA)
) SS:
 COUNTY OF DADE)

BEFORE ME, the undersigned authority, this day personally
 appeared, BEATRICE GRAY, President and MARTIN B. GLASCALL,
 Secretary, of THE TOWERS OF KEY BISCAYNE, a Non-Profit Florida
 corporation, and known to me to be the persons who, as such
 officers, executed the foregoing Certificate and who acknowledged
 before me that they executed same as such officers of said
 corporation and for and upon behalf of said corporation,
 and that the seal affixed to said Certificate is the true and
 genuine seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
 my seal of office, this 20th day of May, 1991.

Yvette P. Spain
 NOTARY PUBLIC
 State of Florida at Miami

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA,
 MY COMMISSION EXPIRES: NOV. 24, 1991.
 BONDED UNDER NOTARY PUBLIC UNDERWRITERS.

RECORDS IN DAY TALL RECORD ROOM
 OF DADE COUNTY, FLORIDA
 RECORDS TRAINING
 Clerk of Circuit & County
 Courts