

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC ALPHABET.

DATE MICROFILMED 1/19/72 COURTHOUSE TOWER LOCATION
CAMERA OPERATOR Ronald Park
DEPUTY CLERK, CIRCUIT COURT

REC. 154994203

92R 164295 1902 MAY 04 13108

CERTIFICATE OF AMENDMENT

TO
BY-LAWS OF THE TOWERS OF KEY BISCAYNE, INC.

The undersigned President and Secretary of THE TOWERS OF KEY BISCAYNE, INC., a Florida corporation not for profit, hereby certify that the following amendments to the By-Laws to THE TOWERS OF KEY BISCAYNE, 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 March 16th 1972 all in accordance with the provisions of Article 57 of the By-Laws of THE TOWERS OF KEY BISCAYNE, INC.:

RESOLVED, that the By-Laws of The Towers of Key Biscayne, Inc. be amended to add the following new Article 64:

FINES AND PENALTIES: allowed by Florida Statute 718.

In addition to all other remedies, in the sole discretion of the Board, a fine or fines may be imposed upon an Owner for the failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-laws, provided the following procedures are adhered to:

1. **Notice:** The Association shall notify the Owner or occupant of the infraction and allow the Owner a reasonable period of time within which to cure or eliminate the infraction. If the infraction is not cured within the applicable time period, the Board shall send the Owner a second notice. Included in the second notice shall be the date and time of the next Board meeting at which time the Owner or occupant may present reasons why penalties should not be imposed. The Owner or occupant may be represented by counsel and may cross-examine witnesses.
2. **Hearing:** The facts relating to the infraction shall be presented to the Board after which the Board shall determine whether penalties should not be imposed. A written decision of the Board shall be submitted to the Owner or occupant not later than twenty-one (21) days after the Board meeting.
3. **Penalties:** The Board may impose fines or penalties against the applicable Unit, its Owner or occupant, as follows:
 - (A) First Non-compliance or Violation: A fine not in excess of One Hundred Dollars (\$100.00).
 - (B) Second Non-compliance or Violation: A fine not in excess of One Hundred Dollars.
 - (C) Third and subsequent non-compliance of violation or violations which are of a continuing nature: An additional fine not to exceed One Thousand Dollars (\$1,000.00) total per occurrence.

ALL
OWNERS TO
PAY
7982/1080
17982/1080

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DATE MICROFILMED May 4 1992 COURTHOUSE TOWER
LOCATION
Paul P. Rade
CLERK, OPERATOR
DEPUTY CLERK, CIRCUIT COURT

NO. 15499M4204

4. Payment of Fines or Penalties: Fines or penalties shall be paid not later than thirty (30) days after notice is given to the offender owner or occupant of the imposition or assessment of the fine or penalty.
5. Collection of Fines: Fines or penalties which are not paid when due shall bear interest at the rate provided in the Declaration, from the due date until paid. The Towers shall be entitled to a judgement for damages against the Owner or Occupant for any unpaid fines or penalties plus interest and the reasonable attorney's fees incurred by the Towers incident to the collection of the fine or penalty. Additionally, a Certificate of Approval by the Board of Directors for the sale or lease of a unit will not be issued until all fines or penalties have been paid in full.
6. Application of Penalties: All monies received from fines or penalties shall be allocated as directed by the Board.
7. Non-exclusive Remedy: The imposition of fines or penalties shall not be construed to be exclusive and shall exist in addition to any and all other rights and remedies to which the Association may be otherwise legally entitled; providing, however, any fine or penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the corporate seal of office this 31st day of April, 1992.



Alfred J. Ravelli
ALFRED J. RAVELLI, President

Maxine S. Ellend
MAXINE S. ELLEND, Secretary

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME, the undersigned authority, this day personally appeared ALFRED J. RAVELLI, President, and MAXINE S. ELLEND, Secretary, of THE TOWERS OF KEY BISCAINE, INC., a Florida corporation not for profit, and known to me to be the persons who, as such officers, executed the foregoing Certificate and who acknowledged before me that they executed the same as such officers of said corporation, they produced their driver's licenses as identification - they did not take an oath, and that the seal affixed to said Certificate is the true and genuine seal of said corporation.

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DATE MICROFILMED 1/19/92 COURTHOUSE, TAMPA LOCATION

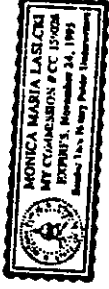
Lucas P. Parker
DEPUTY CLERK, CIRCUIT COURT

REG. 1549964205

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 27th day of April, 1992.

Monica Maria Lasica
Notary Public, State of Florida
at Lakge

My Commission Expires:



NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Nov. 24, 1992.
PLEASE PRINT NOTARY PUBLIC DESIGNATION.

RECORDS IN MY OFFICE
OR IN MY OFFICE, AT TAMPA,
FLORIDA, HAVE BEEN
SEARCHED AND
INDEXED BY
Clerk of Circuit & County
Court