

CFN 2013R0934396
OR Bk 28927 Pgs 3421 - 3423 (3pgs)
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

THIS CERTIFICATE OF AMENDMENT is executed this 14th day of November, 2013, by **THE TOWERS OF KEY BISCAYNE, INC.**, a Florida not for profit corporation, (hereinafter referred to as "Association").

RECITALS

A. The Association has been established for the operation of The Towers of Key Biscayne Condominium, in accordance with the Declaration of Condominium and related documents which were recorded August 16, 1972, in Official Records Book 7850, at Page 375, of the Public Records of Miami-Dade County, Florida, and as subsequently amended (the "Declaration").

B. The By-Laws of the Association are attached to the Declaration as Exhibit "C", which were recorded August 16, 1972, in Official Records Book 7850, at Page 438, of the Public Records of Miami-Dade County, Florida, and as subsequently amended (the "By-Laws").

C. Article 49 of the By-Laws, entitled "ASSESSMENTS", was amended by that certain amendment to the By-Laws recorded December 28, 1981 in Official Records Book 11308, at Page 126, and by that certain amendment to the By-Laws recorded August 14, 1987, in Official Records Book 13379, at Page 2442, and by that certain amendment to the By-Laws recorded May 4, 1992, in Official Records Book 15499, at Page 4206, all as recorded in the Public Records of Miami-Dade County, Florida.

D. At a duly noticed Meeting of the Board of Directors held on the 14th day of November, 2013, (the "Meeting"), an amendment was proposed to amend the provision added to Article 49 by the amendment to the By-Laws dated May 4, 1992, recorded in Official Records Book 15499, at Page 4206, of the Public Records of Miami-Dade County, Florida ("Proposed Amendment").

E. The Proposed Amendment was approved at the Meeting by a vote of at least a three-fifths (3/5's) of the entire Board of Directors in accordance with the provisions of Article 57 of the By-Laws.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The provision added to Article 49 by the amendment to the By-Laws recorded May 4, 1992, in Official Records Book 15499, at Page 4206, of the Public Records of Miami-Dade County, Florida is hereby amended as follows:

New language is indicated by underscoring type.
Deleted language is indicated by ~~struck-through~~ type.



BILLING PROCEDURES (Maintenance and Special Assessments)

1) Notwithstanding anything to the contrary contained in Article 49 of the By-Laws, regular assessments and special assessments shall be billed in accordance with the procedures specified below, which procedures may be modified by the Board of Directors from time to time without the requirement of an amendment to these By-Laws:

4) a) Unit Owners will be billed on a quarterly basis for regular assessments.

1st Quarter	January - March
2nd Quarter	April - June
3rd Quarter	July - September
4th Quarter	October - December

b) Unit Owners will be billed for special assessments in such manner and on such dates as determined by the Board of Directors.

c) The Board of Directors may adopt rules and regulations governing collection policies and procedures and amend same from time to time.

~~2) Invoices will be mailed to unit owners no later than the 15th of each month preceding the quarter for which the payment is due; (12/15, 3/15, 6/15, 9/15).~~

~~3) Payment is due on the first day of the quarter; January 1; April 1; July 1; and October 1.~~

~~4) On the 25th day of the first month of the quarter, January 25, April 25, July 25 and October 25, a letter will be sent to all unit owners who have not paid and a five percent (5%) charge will be added to the account.~~

~~5) If the payment is received prior to the 3rd day of the second month; (February, May, August, November), or is postmarked before the 25th of the first month, the five percent (5%) charge will be deleted from the account.~~

~~6) On the fifteenth day of the second month, (2, 5, 8, and 11), a letter will be sent to unit owners who have not made payment advising that unless payment is received by the end of the month The Towers will proceed to file a lien against the unit.~~

~~7) On the second day of the third month, (March, June, September, December), a lien will be filed against the unit.~~

~~8) If the lien is not satisfied by the end of the third month, the Board of Directors will be advised and foreclosure procedures will be initiated.~~

~~9) The Manager will be responsible for setting up and maintaining a computerized control system for all late payments and keeping the Board of Directors advised of the number of delinquencies and problems encountered in implementing these procedures.~~

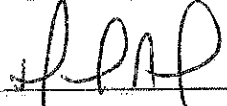
~~10) All payments must be made in U.S. currency drawn against a bank in the Continental United States. No foreign checks will be accepted.~~



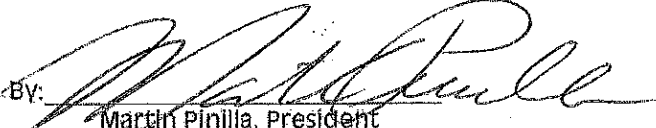
IN WITNESS WHEREOF, the undersigned have executed this Certificate of Amendment this 14th day of November, 2013.

Signed in the presence of:

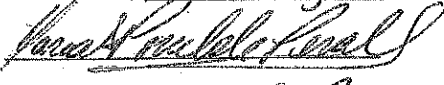
THE TOWERS OF KEY BISCAYNE, INC.



Print Name: Marcelo Aguado

By: 

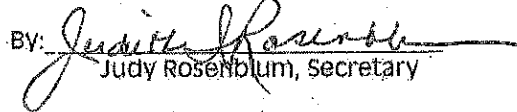
Martin Pinilla, President



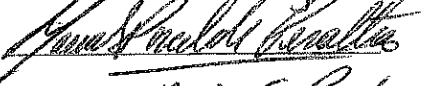
Print Name: MARIA S. PONCE DE LEON



Print Name: Marcelo Aguado

By: 

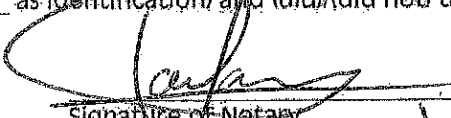
Judy Rosenblum, Secretary



Print Name: MARIA S. PONCE DE LEON

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

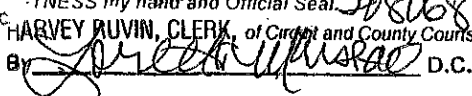
The foregoing instrument was acknowledged before me this 14th day of November, 2013, by Martin Pinilla as President and Judy Rosenblum as Secretary, respectively of THE TOWERS OF KEY BISCAYNE, INC., a Florida not for profit corporation, on behalf of the corporation. They (who are personally known to me/who have produced as identification) and (did)/(did not) take an oath.


Signature of Notary
My Commission Expires: 10/25/2015

PREPARED BY:
Lisa A. Lerner, Esquire
SIEGFRIED, RIVERA, HYMAN, LERNER,
DE LA TORRE, MARS & SOBEL, P.A.
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134



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STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on NOV 28 2013 day of _____, AD 20____
I WITNESS my hand and Official Seal. 2013068
HARVEY RUVIN, CLERK, of Circuit and County Courts
By:  D.C.

