

PROPOSED AMENDMENTS TO BY LAWS FOR
THE UNITED ASSOCIATIONS OF TOWN APARTMENTS NORTH, INC.

PURPOSE: *The purpose of this amendment is to allow for the assessment of fines.*

Section 2.4 POWERS OF DIRECTORS

~~(e) The Directors may, pursuant to Florida Statutes 617.103(3) to impose fines in reasonable sums as they deem appropriate against Members for violations of the "ASSOCIATION" documents including the Rules and Regulations, by members or their guests or invitees and to collect the same as an assessment. No fine shall be imposed until the Member has been given an opportunity to be heard before the Board if said Member desires a hearing and so notifies the president within (10) days of receiving notice that a fine is being proposed against the Member.~~

The By Laws shall be amended as follows:

PAGES	3
ACCT	
REC	75.00
DR219	
DS	
INT	
FEES	
MTF	
P/C	
REV	
TOTAL	75.00
CK BAL	
CHG AMT	

Section 7.3 Fines. In addition to the means for enforcement provided in the Declaration. By Laws or Rules of this Association, or by law, the Association shall have the right to assess fines against a unit, its owner, occupant, licensee, or invitee, for violations of the Declaration, By Laws or Rules of the Association.

No fine shall become a lien against a unit owner. No fine may exceed \$100.00 per violation. A fine shall be levied on a basis of each day for a continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall be in the aggregate to exceed \$1000.00. No fine may be levied except after reasonable notice and opportunity for a hearing to the unit owner and if available, its licensee or invitee. A hearing must be held before a committee of other unit owners. If the committee does not agree that a fine is in is in order or the amount the fine may not be levied. This provision does not process apply to an unoccupied unit.

The committee shall consist of the President, Secretary, and three Committee Members:

- a. The President shall be the presiding officer of the committee. The President may be the President of the Association or an appointee from the Board of Directors with whom the violation is filed.
- b. The Secretary shall record the minutes of the hearing. The Secretary may be the Secretary of the Association or an appointee from the Board of Directors with whom the violation is filed.
- c. The Committee Members shall be unit owners of the Association

Return to:
Blaine Rutter
900 61st. Avenue
St. Petersburg, Fl
33714

with whom the violation is filed.

- d. The accused violator may act as their own defense or be represented.
- e. If a fine is levied against the violator the Committee shall determine the amount. The President shall impose the fine by verbal and written notice to the violator.
- f. The fine shall be paid by check to the President of the Association or the injured party. If the fine is not paid within a reasonable amount of time, thirty(30) days, the fine will be added to the violators monthly maintenance fee.
- g. Violations may be filed by any Association or individual.
- h. To levy a fine, it must be by majority vote of the Committee.
- i. The site of the hearing shall be at the discretion of the President and open to other unit owners.
- j. The violation shall be prepared in writing explaining the nature of the violation, number of times said violation occurred, time of day, date (s), names of any witnesses. The violation shall be mailed by registered or insured mail to the violator.

Resolved, further, that the said amendment is hereby adopted and approved and the Board of Directors are directed to record same in the Public records of Pinellas County, Florida.

United Associations Town Apartments North, Inc.

By: James R. Miller
President

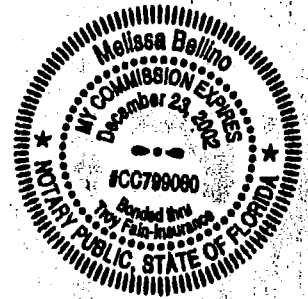
Virginia L. Luntz
Secretary

STATE of FLORIDA, County of Pinellas

Before me personally appeared James R. Zilio
and Virginia J. Lauritzen, the President and Secretary of Town Apartments,
Inc. _____ to me well known and known to me to be the persons described
in and who executed said amendment and acknowledged to and before me that they
executed said Amendment for the purpose therein expressed.

WITNESS my hand and official seal this 31st day
of January, 2000.

Melissa Bellino
Notary Public



BY _____	DEPUTY CLERK	TOTAL:	\$15.00
CASH AMT. TENDERED:	CHARGE:		\$20.00
			\$5.00
RECORDING 005 PAGES	1		\$15.00

KAREN F. DE BAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

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ID: _____ BK: 976: ERG:
ERG: