

**CERTIFICATE OF AMENDMENT TO THE BYLAWS  
OF UNIVERSITY ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

THIS IS TO CERTIFY THAT attached as Exhibit A is a true and correct copy of an amendment to the By-Laws of University Estates Property Owners Association, Inc., as recorded in Official Records Book 4132, Page 4348, as attached as Exhibit C to the Declaration of Covenants and Restrictions for University Estates which is recorded in Official Records Book 4132, Page 4307, of the Public Records of Orange County, Florida. Also attached, as Exhibit B, is the "Consent To Bylaws Amendment" which was executed by the developer of University Estates. The attached amendment was duly and properly adopted pursuant to Article XIV of the subject By-Laws.

EXECUTED at 3504 LAKE LINDA DR., Orange County, Florida, on this the 17th day of JANUARY, 1995.

**WITNESSES:**

Gloria Browne  
Print Name: GLORIA BROWNE

Diane Williams  
Print Name: Diane Williams

Gloria Browne  
Print Name: GLORIA BROWNE

Diane Williams  
Print Name: Diane Williams

**UNIVERSITY ESTATES PROPERTY OWNERS,  
ASSOCIATION, INC.**

By: William L. Michael  
President  
Address: 3504 LAKE LINDA, STE 170  
ORLANDO, FL 32817

Attest: Jeanne Oberdorfer  
Secretary  
Address: 3504 LAKE LINDA STE 170  
ORLANDO, FL 32817

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

SWORN to and subscribed before  
me this 17th day of January, 1995,  
by \_\_\_\_\_ (President).

Orange Co FL 5116478  
01/17/95 10:12:32am  
DR Bk 4844 Pg 1343  
Rec 15.00

[Signature]  
(Signature of Notary Public)

DEBBA ANN MYERS  
Print, Type or Stamp: DEBBA ANN MYERS  
Name of Notary Public: Public

Personally Known  OR  
Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

RECEIVED IN RECORDS MANAGEMENT DEPARTMENT AS IS

AMENDMENT TO BY-LAWS

OF

UNIVERSITY ESTATES PROPERTY OWNERS ASSOCIATION, INC.

A new Article XV is to be added to the existing By-Laws to allow the Board to impose fines against its members, as is now permitted by Section 617.2102, Florida Statutes, to read as follows:

ARTICLE XV

FINES AND PENALTIES AGAINST MEMBERS

In addition to all other remedies available to the Association, a fine or fines may be imposed upon a Owner for failure of an Owner, his family, guests, invitee, employees, or tenants (hereinafter "Owner"), to comply with the terms of any University Estates document, including but not limited to, the Declaration(s), Articles of Incorporation, these By-Laws and reasonable rules and regulations, provided the following procedures are adhered to:

(i) Notice and Hearing: The association shall notify the Owner of the alleged infraction or infractions and provide an opportunity to be heard on the alleged infraction prior to the imposition of any fine(s). Due process rules shall be adopted from time to time by the Board of Directors governing the notice and hearing. At a minimum, the rules to be adopted by the Board must require that the notice of the hearing include the alleged infraction, the date, time and place that the hearing will be held and require that the notice be served on the Owner at least ten (10) days prior to such hearing.

(ii) Penalties: If, after a full due process hearing, the Board of Directors finds that an infraction or infractions has occurred, it may impose fines against the Owner as follows:

- (1) First non-compliance or violation: a fine not in excess of One Hundred Dollars (\$100.00).
- (2) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars (\$500.00).
- (3) Third and subsequent non-compliance, or a violation or violations which are of a continuing nature: a fine not in excess of One Thousand Dollars (\$1000.00).

(iii) Payment of Penalties: Fines shall be paid not later than five (5) days after notice of the imposition of the fine(s).

(iv) Collection of Fines: Fines imposed hereunder shall be deemed an indebtedness due the Association from the Owner against whom it is imposed, which shall bear interest at the highest lawful rate until paid. The Association may collect said fine(s) using any method permitted by law or in equity. Should it be necessary for the Association to employ an attorney to collect such indebtedness, in addition to such interest, the Association shall be entitled to recover the costs and expenses thereof, together with a reasonable attorney's fee.

(v) Application of Penalties: All monies received from fines shall be allocated as directed by the Board of Directors.

(vi) Non-exclusive remedy: These fines shall not be construed to be an exclusive remedy, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any 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.

OR Bk 4844 Pg 1344  
Orange Co FL 5116478

OR Bk 4844 Pg 1345  
Orange Co FL 5116478  
Record Verified - Martha O. Haynie

CONSENT TO BYLAWS AMENDMENT

The undersigned, being the Successor Developer of University Estates, hereby consents in writing to the adoption of the attached new Article XV to the Bylaws of the University Estates Property Owners Association, Inc. New Article XV allows the imposition of fines as an additional enforcement method. This consent is being given pursuant to Article XIV of the subject Bylaws.

ENGLE HOMES\ORLANDO, INC.

By: *William Campbell*  
Its President

Attest: *Jessie Akers*  
Secretary

(CORPORATE SEAL)

RECORDED IN RECORDS MANAGEMENT DEPARTMENT