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CERTIFICATE OF AMENDMENT OF
DECLARATION OF CONDOMINIUM OF SANIBEL ARMS CONDOMINIUM,
A CONDOMINIUM

THE UNDERSIGNED, being the duly elected and acting President and Secretary, respectively, of Sanibel Arms Condominium Association, Inc., a Florida corporation not for profit, do hereby certify that at a duly called meeting of the Board of Directors, held on December, 29, 1991, where a quorum was present, all the resolutions set forth below were approved. Thereupon, at the Annual Meeting of the members held on December 29, 1990, where a quorum was present, after due notice, the resolutions were approved and adopted by the votes indicated for the purposes of amending the Declaration of Condominium of Sanibel Arms Condominium, a Condominium, as originally recorded at O.R. Book 682, Page 692 et seq., Public Records of Lee County, Florida.

1. The following resolution was approved by not less than three-fourths (3/4ths) of the Governors and not less than 51% of the members of the Association.

RESOLVED: That the Declaration of Condominium of Sanibel Arms Condominium, a Condominium, be and is hereby amended, and the amendments are adopted in the form attached hereto and made a part hereof; and it is further

RESOLVED: That the officers and Directors are hereby instructed and authorized to execute the aforementioned documents and cause them to be filed of public record, together with a Certificate of Amendment as required by law.

June 28, 1991
Date

SANIBEL ARMS CONDOMINIUM
ASSOCIATION, INC.

Alison H. Fijman
Witness Alison (H.) Fijman

By William Simmons
William Simmons, President
(Corporate Seal)

Diane Fuhler
Witness Diane Fuhler

Attest:

By Alison H. Fijman
Alison H. Fijman Secretary

STATE OF FLORIDA
COUNTY OF LEE

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY, J. TURNER, D.C.

The foregoing instrument was acknowledged before me this 28 day of June, 1991, by William Simmons and Alison H. Fijman, President and Secretary, respectively, of Sanibel Arms Condominium Association, Inc., on behalf of the Association.

Kathleen D. Rosier
Notary Public
My Commission Expires:
Kathleen D. Rosier
Notary Public, State of Florida
My Commission Expires March 31, 1993
Bonded-Thru Troy Insn - Insurance Inc.

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY, J. TURNER, D.C.

AMENDMENTS TO DECLARATION

The Declaration of Condominium of Sanibel Arms Condominium, a Condominium, shall be amended as shown below.

NOTE: New language is underlined, language being deleted is shown in ~~struck through~~ type.

1. Section 5, Paragraph G(.2), of the Declaration of Condominium of Sanibel Arms Condominium, a Condominium, shall be amended by adding a new paragraph iv as follows:

iv Water heaters must be replaced every seven (7) years by owners. Failure of a unit owner to maintain his unit in accordance with this paragraph, resulting in a condition which damages or is likely to damage the common elements or other units, shall entitle the Association to perform such preventive or remedial work as may be necessary or advisable in the judgment of the Association at the expense of the unit owner, which expense shall be secured as a special charge upon the unit.

2. Section 7, Paragraph H(.3)(i), of the Declaration of Condominium of Sanibel Arms Condominium, a Condominium, shall be amended as follows:

(.3) Collection:

Interest; application of payments - Assessments paid on or before ten (10) days after the date due shall not bear interest, but all sums not paid on or before 20 days shall bear interest at the rate of ~~10%~~ eighteen percent (18%) per annum from the date due until paid. In addition, the Association shall have the authority to charge an administrative late fee at the maximum rate allowed by law. All payments upon account shall be first applied to interest and then to the assessment payment first due. All interest collected shall be credited to the common expense account.

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CHARLIE GREEN LEE CITY FL
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