

AMENDMENT TO THE DECLARATION  
OF  
COLONY COURTS II HOMEOWNERS ASSOCIATION, INC.

The Association has approved and adopted, by a vote of 101 For and 6 Against, the below described amendment to the Declaration at The Special Meeting held on the 10th day of September, 1994.

Article V COVENANT FOR MAINTENANCE ASSESSMENTS  
Section 10. Effect of Non-Payment of Assessment; Remedies of the Association.

**Which previously stated in full;**

Any assessment not paid within thirty (30) days of the due date shall bear interest from the due date at the highest rate allowable by law, per annum. The Association may, at its election, bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the Lot or Condominium Unit. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Open Space or abandonment of his Lot or Condominium Unit.

**Has been amended to;**

Any assessment not paid within thirty (30) days of the due date shall bear interest from the due date at the highest rate allowable by law, per annum. The Association may, at its election, bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the Lot or Condominium Unit. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Open Space or abandonment of his Lot or Condominium Unit.

The Association shall have the authority to charge late fees in an effort to encourage all homeowner's to make their monthly payments on time. Additionally, the right of collection of said late fees shall be in the same manner as the Association's right to collect assessments.

Dated this 12 day of December, 1994.

Barbara Janice (Seal)  
Barbara Janice  
Agent for the Association

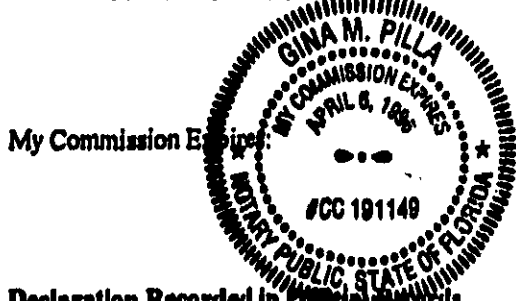
Board Approved on 10th day of September, 1994

STATE OF FLORIDA )  
COUNTY OF BROWARD)

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, PERSONALLY APPEARED before me the undersigned authority, Barbara Janice who is personally known to me or has produced a Florida Drivers License # \_\_\_\_\_ as identification and who did take an oath and, after being duly cautioned and sworn, deposes and says that he/she has freely and voluntarily executed the foregoing instrument and that he/she has set his/her hand and seal thereto.

SWORN TO AND SUBSCRIBED before me this 12 day of Dec, 1994.



Gina M. Pilla  
Notary Public, State of Florida at Large

Gina M. Pilla  
PRINTED NOTARY NAME

Declaration Recorded in Official Records  
Book 19706, Page 0070 of the Public  
Records of Broward County, Florida.

Prepared by & Return to:  
Leigh C. Katzman, Esq.  
1100 South State Road 7, #102  
Margate, Florida 33068

BK 22994 PG 0388