



IMPERIAL SOUTHGATE VILLAS

SECTION II

P.O. BOX 5444 • LAKELAND, FL 33807



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DEPT 115	17.00
DEPT 291	2.50
TOTAL	19.50
CASH	20.00
CHANGE	0.50
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BY-LAW AMENDMENTS

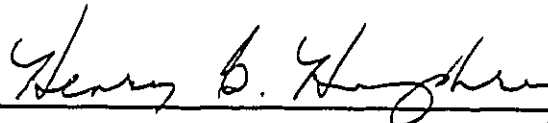
04/08/96

The undersigned, Henry G. Humphrey, secretary of Imperial Southgate Villas Condominium Association, Section II, Inc., hereby certifies that by a majority vote of members present at the duly constituted general monthly meeting on March 26, 1996, the attached By-Law Amendments were adopted being the original By-Laws recorded in official Records Book 1404, Page 938 et seq., public records of Polk County, Florida, condensed and with incorporation of amendments made subsequent to adoption of the original By-Laws and being in effect an amendment of the total By-Laws.

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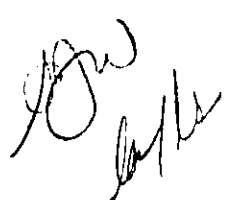
IMPERIAL SOUTHGATE VILLAS CONDOMINIUM ASSOCIATION, SECTION II, INC.

BY



 Henry G. Humphrey, Secretary

April 5, 1996



Attest:

by Henry G. Humphrey
Secretary

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that this day, before me, an officer duly authorized and qualified to take acknowledgements, personally appeared before me, Henry G. Humphrey, secretary of Imperial Southgate Villas Condominium Association, Section II, Inc., to me well known to be the person described in and who executed the foregoing document setting forth the Association's By-Law amendments adopted at the duly constituted general monthly meeting on March 26, 1996, and acknowledged before me that he executed same freely and for the purpose therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 5th day of April, 1996.



D Sanders
Notary Public, State of Florida

My Commission Expires _____



IMPERIAL SOUTHGATE VILLAS

SECTION II

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AMENDMENTS TO BY-LAWS ENACTED BY GENERAL MEETING HELD MARCH 25, 1996. THESE TWO (2) AMENDMENTS, ARTICLES XIV AND XV SHOULD BE INCLUDED WITH YOUR COPIES OF THE BY-LAWS.

A. Article XIV - Alterations, Additions or Landscaping

Any alteration, addition or landscaping of any villa must first be approved by the Board of Directors. Approval requires an affirmative vote by seventy-five percent (75%) of the total Board of Directors. If, at a scheduled Board meeting not all of the Board members are present but a quorum exists, the request for approval may be put before the Board of Directors and those present may sign the request individually and next to each signature indicate "yes" or "no." The request then can be taken to the absent Board members for each's signature and vote. If properly approved the project requested then can move forward and the request, date of approval and voting tally entered into the minutes of the next meeting. All requests for additions, alterations and landscaping must be in writing and accompanied by a sketch or drawing showing design or layout, dimensions, materials, or type of plants for the proposed project. Any approved request that encroaches upon any common element or limited common element must be maintained to a standard of repair or appearance as promulgated by the Board of Directors. All structural additions or alterations must be by a licensed repairman or contractor and must be in accordance with the City of Lakeland building code. Said repairman or contractor must have liability insurance to cover any casualty loss that may occur because of his errors. If the company or individual does not have adequate insurance, the Unit Owner will be responsible for any damage caused by the repairman or contractor employed by the Unit Owner. When required, a building permit must be obtained.

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Article XV - Fines

In accordance with the provisions of Florida Statutes 718.303(3) the Association may levy a fine against a unit or Unit Owner, for the failure of the Unit Owner, the lessee, or any occupant of the unit, to comply with any provision of the Articles of Incorporation, the Declaration of Condominium, the Bylaws, or Rules and Regulations, as said Articles of Incorporation, the Declaration of Condominium, the Bylaws, or the Rules and Regulations may be amended from time to time. Fines shall be ten dollars (\$10.00) per violation. However, fines shall be ten dollars (\$10.00) per day or per violation for a continuing violation, not to exceed a total one thousand dollars (\$1,000.00).

The following procedure will be followed in the application of this Article of the Bylaws:

- (1) The Board of Directors, on an approved motion, may initiate the action to levy a fine against a unit or Unit Owner. Prior to initiating any action to levy a fine the President of the Board of Directors, at the direction of the Board of Directors by an approved motion, must, in writing, inform the Unit Owner or occupant of the alleged violation citing the Condominium Document and Article or Section or Sub-section that allegedly is being violated. After this notice, the Unit Owner or occupant will have fourteen (14) days to cease the violation or take corrective or remedial action. If there is no effort made to correct the alleged violation during the fourteen (14) day period, then upon the expiration of this period, the Board of Directors must proceed to final settlement of the matter.
- (2) The Party against whom the fine is sought to be levied shall be afforded an opportunity for a hearing before a committee of at least three Unit Owners.
- (3) A notice of the hearing shall be mailed to the Party against whom the fine is sought to be levied, by Certified Mail, return receipt requested, no less than fourteen (14) days prior to the hearing date.
- (4) Said Notice of Hearing shall include the following:
 - (a) A statement of time, date and place of hearing.
 - (b) A statement of the provisions of the declaration, association bylaws, or association rules and regulations which have allegedly been violated.
 - (c) A short plain statement of the matters asserted by the Association.

March 31, 1996

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