



Prepared by and return to:  
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 Attorney at Law  
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**INSTR # 2001130151**  
**OR BK 04760 PG 1402**  
 RECORDED 07/27/2001 12:05 PM  
 RICHARD M. WEISS CLERK OF COURT  
 POLK COUNTY  
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**IMPERIAL SOUTHGATE VILLAS  
 CONDOMINIUM ASSOCIATION, SECTION II, INC.**

**FIRST AMENDMENT TO THE AMENDED AND RESTATED BY-LAWS**

Pursuant to the Certificate of Amendment filed contemporaneously herewith by the Imperial Southgate Villas Condominium Association, Section II, Inc., the Amended and Restated By-laws are hereby amended to amend existing Article XIII and add the following additional Article to said By-laws:

I. The following Article shall be amended and replaced in its entirety by the following:

**ARTICLE XIII. AMENDMENTS TO BY-LAWS**

These By-Laws may be altered, amended, or repealed pursuant to an appropriately noticed annual or special meeting by the majority vote of the members, quorum present. Alternatively, these By-Laws may be altered, amended, or repealed by written agreement of a majority of unit owners without requirement of any meeting as authorized by Florida Statute 718.112(d)(4) and any amendments thereto. The amendments and restatements herein are intended to substitute for and replace the current existing By-Laws, and any existing amendments thereto.

II. The following Article shall be made an additional Article to the By-Laws:

**ARTICLE XIV. FEES AND ADMINISTRATIVE CHARGES**

**A. FINES**

In accordance with the provisions of Florida Statutes 718.303(3) the Association may levy 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 By-laws, or Rules and Regulations, as said Articles of Incorporation, the Declaration of Condominium, the By-laws, 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 (\$10.00) per day or per violation for a continuing violation, not to exceed a total one thousand dollars (\$1,000.00).

**B. ADMINISTRATIVE FEES AND COSTS**

The Association may charge a unit owner an administrative late fee for assessments not paid when due in an amount not to exceed the greater of \$25.00 or 5% of each installment of the assessment for each delinquent installment that the payment is late, in addition to interest or other costs incurred by the Association including a reasonable attorney fee.

RUTH B. JENKINS  
 69 IMPERIAL SOUTHGATE VILLAS  
 LAKELAND, FL 33803-4881

III. The following Article IV Section I, shall be amended and replaced in its entirety by the following:

ARTICLE IV. BOARD OF DIRECTORS

SECTION 1. GENERAL POWERS. The Board of Directors of the Association shall manage all Association affairs, and said Board shall have specific authority to adopt Rules and Regulations governing the use and management of condominium property. Directors shall be members of the Association who shall be full-time residential occupants of a Unit.

DATED this 2<sup>nd</sup> day of July, 2001.

IMPERIAL SOUTHGATE VILLAS  
CONDOMINIUM ASSOCIATION,  
SECTION II, INC.

(Affix corporate seal)

By: Ruth B. Jenkins  
Ruth Jenkins

Print Name  
President

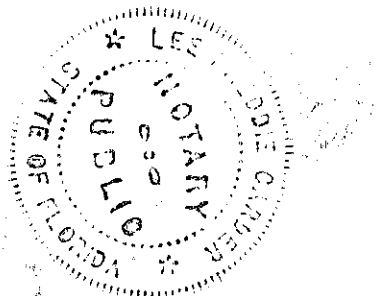
Title

By: Susan Vitello, Secretary  
Susan Vitello

Secretary  
TITLE

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2001, by Susan (name), Vitello (title), who is personally known to me or has produced a Florida Driver's License as identification.



Lee Freddie Carder

Notary Public  
Printed Name: Lee Freddie Carder  
My Commission Expires: Expires February 26, 2002

**CERTIFICATE OF FIRST AMENDMENT TO THE  
IMPERIAL SOUTHGATE VILLAS CONDOMINIUM ASSOCIATION,  
SECTION II, INC.'S AMENDED AND RESTATED BY-LAWS**

1. On July 23, 2001, the Imperial Southgate Villas Condominium Association, Section II, Inc. (Association), held a meeting of its members.
2. The meeting was duly noted in accordance with the existing By-laws and Florida Statutes for the purpose of amending and restating the document attached hereto.
3. The proposed amendment was circulated to all members and posted conspicuously within the community in advance of the meeting.
4. The Association's First Amendment to the Amended and Restated By-laws was approved by a majority vote of the quorum present at the noticed meeting.

IN WITNESS THEREOF, the parties have executed this Certificate of Amendment this 27th day of July, 2001.


**IMPERIAL SOUTHGATE VILLAS  
CONDOMINIUM ASSOCIATION,  
SECTION II, INC.**

(Affix corporate seal)

By: Ruth B. Jenkins  
Ruth B. Jenkins, President

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 27th day of July, 2001, by Ruth B. Jenkins, President of the Imperial Southgate Villas Condominium Association, Section II, Inc., who is personally known to me or has produced a Florida Driver's License as identification.

 John P Collins  
My Commission CC706029  
Expires January 1, 2002

[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_