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Doc# 1861957
Bk# 2545 Pg# 2296

**AMENDMENT OF DECLARATION OF CONDOMINIUM
OF
616 CAROLINE CONDOMINIUM**

THE DECLARATION OF CONDOMINIUM of 616 CAROLINE CONDOMINIUM, previously recorded in the Public Records of Monroe County, Florida at Official Records Book 2302, Page 1387 *et seq.*, are hereby amended to revise the Rules and Regulations of the condominium.

The amended Exhibit "D" to the Declaration of Condominium, which is known as the Rules and Regulations, is attached hereto.

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM is made and entered into this 9 day of December, 2011.

Witness:

Witness:

DANIEL DEUTSCH

President

616 Caroline Condominium Association, Inc.

STATE OF FLORIDA:
COUNTY OF MONROE:

Before me, the undersigned authority, personally appeared DANIEL DEUTSCH, to me well known. Sworn to before me on Dec. 9, 2011.



DIANE TOLBERT COVAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0936906
Expires 12/12/2013

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President and Secretary of 616 Caroline Condominium Association, Inc., a Florida corporation not for profit, do hereby certify that the following resolutions were duly adopted by the Board of Directors, and on December 9, 2011, at a meeting of the members when a quorum was present, after due notice, also were approved and adopted by the votes indicated, for the purposes of amending: the Declaration of Condominium of 616 Caroline Condominium Association, Inc., as originally recorded in Official Records Book 2302, Page 1387 *et seq.*, of the Public Records of Monroe County, Florida.

The following resolution was approved by the owners of at least 60% of the units:

RESOLVED: That Rule No. 6 of Exhibit "D", Rules and Regulations, to the Declaration of Condominium, of 616 Caroline Condominium be and is hereby amended, and the amendment is adopted in the form attached hereto as Exhibit "1" and made a part hereof.

Dated: December 9, 2011

Witness:

Witness:

616 CAROLINE CONDOMINIUM
ASSOCIATION, INC.

BY:

DANIEL DEUTSCH
President

ATTEST:

MARC D. DOCTORS
Secretary

(Corporate Seal)

STATE OF:
COUNTY OF:

Before me, the undersigned authority, personally appeared DANIEL DEUTSCH and MARC D. DOCTORS, President and Secretary of 616 Caroline Condominium Association, Inc., to me well known, who swore that they executed the foregoing with the full consent and authority of the Board and Members of the corporation as the act of said corporation. Sworn to before me on Dec 9, 2011.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
My commission expires:



DIANE TOLBERT GOWAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0938906
Expires 12/12/2013

6. All non-owner persons occupying units will be registered with the manager or other designate of the association at or before the time of their occupancy of the unit. This includes renters and house guests.

When units are rented, a copy of these rules and regulations must be given to the tenants and guests by whomever is responsible for the rental, whether it is by the unit owner, the unit owner's agent, or the Association's management company. A one bedrooms unit may be occupied permanently by two adults with a maximum of four adults, including guests. A two bedroom unit may be occupied permanently by four adults with a maximum of six adults, including guests.

**RULES AND REGULATIONS
of
616 CAROLINE CONDOMINIUM**

A. GENERAL RULES

1. No exterior radio, television, or data reception antennas or any exterior wiring for any purpose may be installed without the written consent of the directors.

2. To maintain harmony of exterior appearance, no one will make any changes to, place anything on, affix anything to, or exhibit anything from any part of the condominium or association property that is visible from the exterior of the building or from the common elements without the prior written consent of the directors. Please note: Pursuant to Section 718.113(4), Florida Statutes, any unit owner may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display in a respectful way portable, removable official flags, not larger than 4 2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration, rules or regulations dealing with flags. All curtains, shades, drapes, and blinds will be white or off-white in color or lined with material of these colors. Balcony tile and floor covering colors must be approved by the board.

3. All common elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to unit owners, or their family, tenants, or guests, will be kept therein or thereon without the approval of the directors. Such areas will at all times be kept free of obstruction. Owners are financially responsible to the association for damage to the common elements caused by themselves, their tenants, guests, and family members.

4. While owners may have pets, guests and tenants are not permitted to have pets. The board of directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions.

5. Disposal of garbage and trash will be only by use of receptacles approved by the association. It is the policy of the association to recycle. All owners and guests will put out trash, divided by type, securely placed in the appropriate containers the night before scheduled pick up.

6. All non-owner persons occupying units will be registered with the manager or other designate of the association at or before the time of their occupancy of the unit. This includes renters and house guests.

When units are rented, a copy of these rules and regulations must be given to the tenants and guests by whomever is responsible for the rental, whether it is by the unit owner, the unit owner's agent, or the Association's management company. A one bedrooms unit may be occupied permanently by two adults with a maximum of four adults, including guests. A two bedroom unit may be occupied permanently by four adults with a maximum of six adults, including guests.

7. The association shall retain a passkey to the units, and the unit owners shall provide the association with a new or extra key whenever locks are changed or added for the use of the association pursuant to its statutory right to access to the units.

8. Children will be under the direct control of a responsible adult and will not be permitted to run, play tag, or act boisterously on the condominium property. Skateboarding, "Big Wheels," or loud or obnoxious toys are prohibited. Children may be removed from the common areas for misbehavior by or on the instructions of the directors.

9. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing, and playing of musical instruments, etc., will be regulated to sound levels that will not disturb others.

10. Illegal and immoral practices are prohibited.
11. Lawns, shrubbery, or other exterior plantings will not be altered, moved, or added to without permission of the association.
12. Nothing will be done or kept in any unit or in the common elements that will increase the rate of insurance on the building or contents of the building without the prior written consent of the directors. No owner will permit anything to be done or kept in the owner's unit or in the common elements that will result in the cancellation of insurance on the building or the contents of the building, or that would be in violation of any law or building code.
13. Repair, construction, decorating, or remodeling work will be done on Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only.
14. These rules and regulations will apply equally to owners, their families, guests, domestic help, and lessees.
15. The board of directors of the association may impose a \$50.00 fine for each violation of these rules and regulations or for any violation of the condominium documents. A fine may be levied on the basis of each day of a continuing violation, provided that no such fine shall in the aggregate exceed \$1,000.00. No fine will become a lien against a unit. No fine may be levied except after giving reasonable notice (at least 14 days) and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The provisions of this section do not apply to unoccupied units.
16. The condominium and management staff are not permitted to do private work for unit owners, their families, tenants, or guests while on duty. If both parties are agreeable, staff may assist such persons privately when off duty.
17. These rules and regulations do not purport to constitute all of the restrictions affecting the condominium and common property. Reference should be made to the condominium documents.
18. These rules and procedures may be changed without notice.

B. RULES FOR UNIT OWNER PARTICIPATION IN BOARD OF DIRECTORS MEETINGS, A BUDGET COMMITTEE MEETING, AND A MEETING OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD:
LOCATION FOR POSTING NOTICES OF MEETINGS

I. RIGHT TO SPEAK:

1. To the maximum extent practicable, the posted board meeting agenda for each meeting will list the substance of the matters and actions to be considered by the board.
2. Robert's Rules of Order (latest edition) will govern the conduct of the association meeting when not in conflict with the declaration of condominium, the articles of incorporation, or the bylaws.
3. After each motion is made and seconded by the board members, the meeting chairperson will permit unit owner participation regarding the motion on the floor. Such time may be limited depending on the complexity and effect on the association.
4. A unit owner wishing to speak must first raise his or her hand and wait to be recognized by the chairperson.
5. While a unit owner is speaking, he or she must address only the chairperson; no one else is permitted to speak at the same time.

6. In regard to any one subject or motion, a unit owner may speak only once for not more than three minutes, and only on the subject or motion on the floor.

7. The chairperson, by asking if there is any objection and hearing none, may permit a unit owner to speak for longer than three minutes, or to speak more than once on the same subject. The objection, if any, may be that of a board member only, and if there is an objection the question will be decided by board vote.

8. The chairperson will have the sole authority and responsibility to see to it that all unit owner participation is relevant to the subject or motion on the floor.

II. RIGHT TO VIDEO OR AUDIOTAPE:

1. Audio and video equipment and devices that unit owners are authorized to use at any such meeting must not produce distracting sound or light emissions.

2. Audio and video equipment will be assembled and placed in a location that is acceptable to the board or the committee before the beginning of the meeting.

3. Anyone videotaping or recording a meeting will not be permitted to move about the meeting room in order to facilitate the recording.

4. At least 24 hours' advance written notice will be given to the board by any unit owner desiring to use any audio/video equipment to record a meeting.

III. LIMITATION ON THE ASSOCIATION'S OBLIGATION TO RESPOND TO WRITTEN INQUIRIES: THE ASSOCIATION SHALL NOT BE OBLIGATED TO RESPOND TO MORE THAN ONE WRITTEN INQUIRY FROM A UNIT OWNER FILED BY CERTIFIED MAIL IN ANY GIVEN 30-DAY PERIOD. ANY ADDITIONAL INQUIRY OR INQUIRIES SHALL BE RESPONDED TO IN THE SUBSEQUENT 30-DAY PERIOD OR PERIODS.

IV. ALL NOTICES OF MEMBERSHIP, DIRECTORS, AND COMMITTEE MEETINGS AT WHICH UNIT OWNERS ARE ENTITLED TO PARTICIPATE WILL BE POSTED ON THE FRONT DOOR OF EACH UNIT.