

BY-LAWS
OF

(A Not-For-Profit Corporation)

ARTICLE I
OFFICES

The principal office of the Corporation shall be located in the City of
, County of and State of

. The Corporation may also have such offices at such other places within or
without the State as the Board of Directors may from time to time determine.

ARTICLE II

MEMBERS

1. (a) The persons signing the Certificate of Incorporation as Incorporators shall be the first members of the Corporation, unless they shall have resigned as such members or unless membership shall otherwise have been terminated. Thereafter, the eligibility and qualifications for membership, and the manner of and admission into membership shall be prescribed by resolutions duly adopted by the Board of Directors of the Corporation or by such rules and regulations as may be prescribed by the Board of Directors. All such resolutions or rules and regulations relating to members adopted by the Board of Directors of the Corporation shall be affixed to the By-Laws of the Corporation, and shall be deemed to be a part thereof. Such resolutions or rules and regulations adopted by the Board of Directors may prescribe, with respect to all members, the

amount and manner of imposing and collecting any initiation fees, dues or other fees, assessments, fines and penalties, the manner of suspension or termination of membership, and for reinstatement of membership, and, except as may hereinafter otherwise be provided, the rights, liabilities and other incidents of membership.

(b) The right or interest of a member shall not terminate except upon the happening of any of the following events: - death, resignation, expulsion, dissolution or liquidation of the Corporation.

2. (a) The Annual Meeting of Members of the Corporation shall be held on such date or dates as shall be fixed from time to time by the Board of Directors of the Corporation. The first Annual Meeting shall be held on a date within twelve months after the formation of the Corporation. Each successive Annual Meeting shall be held on a date not more than twelve months following the preceding Annual Meeting. Special Meetings of members may be held on such date or dates as may be fixed by the Board of Directors of the Corporation from time to time and by the members on such date or dates as shall be permitted by law.

(b) Any Annual or Special Meeting of Members may be held at such place within or without the State as the Board of Directors of the Corporation may from time to time fix. In the event the Board of Directors shall fail to fix such place or time, or in the event members are entitled to call or convene a Special Meeting in accordance with law, then, in such event, such meeting shall be held at the principal office of the Corporation.

(c) Annual or Special Meetings of Members may be called by the Board of Directors or by any officer of the Corporation instructed to do so by the Board of Directors, except to the extent that directors may be required by law to call a meeting, and shall be called by the Secretary on behalf of the members, when required to do so by law.

(d) Written notice stating the place, day and hour of the meeting shall be given for all meetings. Such notice shall state the person or persons calling the meeting. Notice for an Annual Meeting shall state that the meeting is being called for the election of directors and for the transaction of such other business as may properly come before the meeting. Notices of Special Meeting shall state the purpose or purposes for which the meeting is called. At any Special Meeting, only the business stated in the Notice of Meeting may be transacted thereat. Notice of Meeting shall be given either personally or by first class mail not less than 10 days nor more than 50 days before the date of the meeting, to each member at his address recorded on the records of the Corporation, or at such other address which the member may have furnished in writing to the Secretary of the Corporation. Notice shall be deemed to have been given when deposited with postage prepaid in a post office or other official depository under the exclusive jurisdiction of the United States Post Office. Any meeting of members may be adjourned from time to time. In such event, it shall not be necessary to provide further notice of the time and place of the adjourned meeting if announcement of the time and place of the adjourned meeting is given at the meeting so adjourned. In the event the Board of Directors fixes a new record date for an adjourned meeting, a new notice shall be given, in the same manner as herein provided. No notice need be given to any member who executes and delivers a Waiver of Notice before or after the meeting. The attendance of a member in person or by proxy at the meeting without protesting the lack of notice of a meeting, shall constitute a waiver of notice by such member. Any notice of meeting to members relating to the election of directors, shall set forth any amendments to the By-Laws of the Corporation adopted by the Board of Directors, together with a concise statement of the changes made.

(e) At every meeting of members, there shall be presented a list or record of members as of the record date, certified by the officer responsible for its preparation, and upon request therefor, any member who has given written notice to the Corporation, which request shall be made at least 10 days prior to such meeting, shall have the right to inspect such list or record at the meeting. Such list shall be evidence of the right of the persons to vote at such meeting, and all persons who appear on such list or record to be members may vote at such meeting.

3. At each Annual Meeting of Members, the Board of Directors shall present an Annual Report. Such report shall be filed with the records of the Corporation and entered in the minutes of the proceedings of such Annual Meeting of Members.

4. (a) Meetings of the members shall be presided over by the following officers, in order of seniority - the Chairman of the Board, Vice Chairman of the Board, President, Executive Vice-President, Vice-President or, if none of the foregoing is in office or present at the meeting, by a Chairman to be chosen by a majority of the members in attendance. The Secretary or an Assistant Secretary of the Corporation shall act as Secretary of every meeting. When neither the Secretary nor an Assistant Secretary is available, the Chairman may appoint a Secretary of the meeting.

(b) The order of business at all meetings of members shall be as follows:

Roll call.

Reading of the minutes of the
preceding meeting.

Report of standing committees.

Officers' reports.

Old business.

New business.

5. Every member may authorize another person to act for him by proxy in all matters in which a member may participate, including waiving notice of any meeting, voting or participating in a meeting, or expressing consent or dissent without a meeting. Every proxy shall be signed by the member or his attorney in fact, and shall be revocable at the pleasure of the member executing it, except as otherwise provided by law. Except as otherwise provided by law, no proxy shall be valid after the expiration of eleven months from its date.

6. The directors may, but need not, appoint one or more inspectors to act at any meeting or any adjournment thereof. If inspectors are not appointed, the presiding officer of the meeting may, but need not, appoint inspectors. Each appointed inspector shall take and sign an oath faithfully to execute the duties of inspector with strict impartiality and according to the best of his ability. The inspectors shall determine the number of memberships outstanding, the voting power of each, the number of memberships represented at the meeting, the existence of a quorum, and the validity and effect of proxies. The inspectors shall receive votes, ballots or consents, hear and determine all challenges and questions arising in connection with the right to vote, count and tabulate all votes, ballots or consents, determine the result and do such acts as are proper to conduct the election or vote of all members. The inspectors shall make a report in writing of all matters determined by them with respect to such meeting.

7. Except as provided by law, the members entitled to cast a majority of the total number of votes entitled to be cast at the meeting, shall constitute a quorum at a meeting of members for the transaction of any business. The members present may adjourn the meeting despite the absence of a quorum. Each membership shall entitle the holder thereof to one vote. In the election of directors, a plurality of the votes cast shall elect. Except to the extent provided by law, all other action shall be by a majority of the votes cast, provided that the majority of the affirmative votes cast shall be at least equal to a quorum. Whenever the vote of members is required or permitted, such action may be taken without a meeting on the written consent setting forth the action taken signed by all the members entitled to vote.

8. The Board of Directors of the Corporation shall fix a record date for the purpose of determining members entitled to notice of, to vote, to express consent or dissent from any proposal without a meeting, to determine members entitled to receive distributions or allotment of rights, or for any other proper purpose. Such record date shall not be more than 50 days nor less than 10 days prior to the date of such meeting or consent or the date on which any distribution or allotment of rights, as the case may be, is to be made. In the event no record date is fixed, the record date for the determination of members entitled to vote at a meeting of members shall be the close of business on the day next preceding the day on which notice is given, or, if no notice is given, the day on which the meeting is held. The record date for determining members for any purpose other than that specified in the preceding sentence shall be the close of business on the day on which the resolution of directors relating thereto is adopted. Establishment of a record date shall apply to any adjournment of any meeting, unless a new record date is fixed by the Board of Directors for such adjourned meeting.

9. The Board of Directors may cause to be issued certificates, cards or other instruments permitted by law evidencing membership in the Corporation. Such membership certificate, card or other instrument shall be non-transferable, and a statement to that effect shall be noted on the certificate, card or other instrument. Membership certificates, cards or other instruments, if issued, shall bear the signatures or facsimile signatures of an officer or officers designated by the Board of Directors and may bear the seal of the Corporation or a facsimile thereof.

10. In the event any capital contribution shall be made or accepted pursuant to authorization conferred by the Certificate of Incorporation of the Corporation, each certificate evidencing such capital contribution shall conform to the law of the State of Incorporation.

ARTICLE III

BOARD OF DIRECTORS

1. The Corporation shall be managed by a Board of Directors. Each director shall be at least 18 years of age, and shall be a member of the Corporation during his directorship. The initial Board of Directors shall consist of _____ persons. Thereafter, the number of directors constituting the entire Board shall be no less than three. Subject to the foregoing, the number of Board of Directors may be fixed from time to time by action of the members or of the Directors. The number of Directors may be increased or decreased by action of the members or the Board of Directors, provided that any action by the Board of Directors to effect such increase or decrease shall require the vote of a majority of the entire Board of Directors. No decrease shall shorten the term of any director then in office.

2. The first Board of Directors shall consist of those persons elected by the Incorporators or named as the initial Board of Directors in the Certificate of Incorporation of the Corporation, and they shall hold office until the first Annual Meeting of Members, and until their successors have been duly elected and qualified. Thereafter, at each Annual Meeting of Members, the membership shall elect directors to hold office until the next Annual Meeting. Each director shall hold office until the expiration of the term for which he was elected, and until his successor has been duly elected and qualified, or until his prior resignation or removal as hereinafter provided.

3. (a) Any or all of the members of the Board of Directors may be removed with or without cause by vote of the members of the Corporation. The Board of Directors may remove any director thereof for cause only.

(b) A director may resign at any time by giving written notice to the Board of Directors or to an officer of the Corporation. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board of Directors or such officer. Acceptance of such resignation shall not be necessary to make it effective.

4. Newly-created directorships or vacancies in the Board of Directors may be filled by a vote of majority of the Board of Directors then in office, although less than a quorum, unless otherwise provided in the Certificate of Incorporation of the Corporation. Vacancies occurring by reason of the removal of directors without cause shall be filled by a vote of the members. A director elected to fill a vacancy caused by resignation, death, or removal shall be elected to hold office for the unexpired term of his predecessor.

5. (a) A regular Annual Meeting of the Board of Directors shall be held immediately following the Annual Meeting of Members. All other meetings shall be held at such time and place as shall be fixed by the Board of Directors from time to time.

(b) No notice shall be required for regular meetings of the Board of Directors for which the time and place have been fixed. Special meetings may be called by or at the direction of the Chairman of the Board, the President, or by a majority of the directors then in office.

(c) Written, oral, or any other method of notice of the time and place shall be given for special meetings of the Board of Directors in sufficient time for the convenient assembly of the Board of Directors. The notice of any meeting need not specify the purpose of such meeting. The requirement for furnishing notice of a meeting may be waived by any director who signs a Waiver of Notice before or after the meeting or who attends the meeting without protesting the lack of notice to him.

6. Except to the extent herein or in the Certificate of Incorporation of the Corporation provided, a majority of the entire members of the Board of Directors shall constitute a quorum. At any meeting held to remove one or more directors a quorum shall consist of a majority of the directors present at such meeting. Whenever a vacancy on the Board of Directors shall prevent a quorum from being present, then, in such event, the quorum shall consist of a majority of the members of the Board of Directors excluding the vacancy. A majority of the directors present, whether or not a quorum is present, may adjourn a meeting to another time and place. Except to the extent provided by law and these By-Laws, the act of the Board of Directors shall be by a majority of the directors present at the time of vote, a quorum being present at such time. Any action authorized by resolution, in writing, by all of the directors entitled to vote thereon and filed with the minutes of the corporation shall be the act of the Board of Directors with the same force and effect as if the same had been passed by unanimous vote at a duly called meeting of the Board.

7. The Chairman of the Board, if any, shall preside at all meetings of the Board of Directors. If there be no Chairman or in his absence, the President shall preside and, if there be no President or in his absence, any other director chosen by the Board, shall preside.

8. Whenever the Board of Directors shall consist of more than three persons, the Board of Directors may designate from their number, an executive committee and other standing committees. Such committees shall have such authority as the Board of Directors may delegate, except to the extent prohibited by law. In addition, the Board of Directors may establish special committees for any lawful purpose, which may have such powers as the Board of Directors may lawfully delegate.

ARTICLE IV

OFFICERS

1. The Board of Directors may elect or appoint a Chairman of the Board of Directors, a President, one or more Vice-Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, one or more Assistant Treasurers, and such other officers as they may determine. The President may but need not be a director. Any two or more offices may be held by the same person except the office of President and Secretary.

2. Each officer shall hold office until the Annual Meeting of the Board of Directors, and until his successor has been duly elected and qualified. The Board of Directors may remove any officer with or without cause at any time.

3. (a) The President shall be the chief executive officer of the Corporation, shall have the responsibility for the general management of the affairs of the Corporation, and shall carry out the resolutions of the Board of Directors.

(b) During the absence or disability of the President of the Corporation, the Vice-President, or, if there be more than one, the Executive Vice-President shall have all the powers and functions of the President. The Vice-President shall perform such duties as may be prescribed by the Board of Directors from time to time.

(c) The Treasurer shall have the care and custody of all of the funds and securities of the Corporation, and shall deposit said funds in the name of the Corporation in such bank accounts as the Board of Directors may from time to time determine. The Treasurer shall, when duly authorized by the Board of Directors, sign and execute all contracts in the name of the Corporation when counter-signed by the President; he may also sign checks, drafts, notes and orders for the payment of money, which shall have been duly authorized by the Board of Directors and counter-signed by the President.

(d) The Secretary shall keep the minutes of the Board of Directors and the minutes of the members. He shall have custody of the seal of the Corporation, and shall affix and attest the same to documents duly authorized by the Board of Directors. He shall serve all notices for the Corporation which shall have been authorized by the Board of Directors, and shall have charge of all books and records of the Corporation.

ARTICLE V

MISCELLANEOUS

1. The Corporation shall keep at the principal office of the Corporation, complete and correct records and books of account, and shall keep minutes of the proceedings of the members, the Board of Directors, or any committee appointed by the Board of Directors, as well as a list or record containing the names and address of all members.

2. The corporate seal shall be in such form as the Board of Directors shall from time to time prescribe.

3. The fiscal year of the Corporation shall be fixed by the Board of Directors from time to time, subject to applicable law.

4. (a) All By-Laws of the Corporation shall be subject to alteration or repeal, and new by-laws may be made, by a majority vote of the members entitled to vote in the election of directors, at a special meeting of the members called for such purpose.

(b) The Board of Directors shall have the power to make, alter or repeal, from time to time, By-Laws of the Corporation, except that the Board may not amend or repeal any by-law in which control thereof is vested exclusively in the members. If any by-law regulating an impending election of directors is adopted, amended or repealed by the Board, there shall be set forth in the notice of the next meeting of members for the election of directors, the by-law so made, amended or repealed, together with a concise statement of the changes made.

ATLANTIC
COMMUNITY ASSOCIATION
MANAGEMENT and ACCOUNTING, Inc.
507-C Herbert St.
Port Orange, FLORIDA 32129

386/760-7365 - Fax 386/756-3454 - Digital Pager 386/831-0050

Email: Ronreimer@msn.com - **Internet Address:** www.atlanticcommunitymanagement.com

August 9, 2004

To: Members of Ocean Shore Condominium Association, Inc.

Dear Members:

A special membership meeting was convened this past May 11, 2004, for the purpose of adopting an amendment to the Declaration of Condominium to authorize the Association to charge an Administrative Late Fee for Assessment fee payments paid after the tenth (10th) of the month.

The required favorable votes to adopt the amendment were obtained. The documents pertaining to the amendment have now been recorded and an Administrative Late Fee of \$25.00 is now in place and takes effect immediately.

Along with this letter are copies of the recorded documents. Since these documents are now a part of your Declaration of Condominium (part of your ownership documents) we wish to explain that they need to be filed with your copy of the Declaration of Condominium.

Thank you.

Sincerely,



R.L. Reimer, LCAM, As Agent

RLR:r

NOTICE OF RECORDING AMENDMENTS TO
DECLARATION OF CONDOMINIUM OF
OCEAN SHORE CONDOMINIUM

01/20/2004 01:23 PM
Instrument# 2004-179443
Book : 5364
Page : 1360

The undersigned affirm this 6th day of July, 2004, that attached hereto and incorporated herein is a true and correct copy of the Amendment to the Declaration of Condominium of The Ocean Shore Condominium.

THE OCEAN SHORE CONDOMINIUM
ASSOCIATION, INC.

Frances C. Acebel
Secretary

Kelly Pirkle
President

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

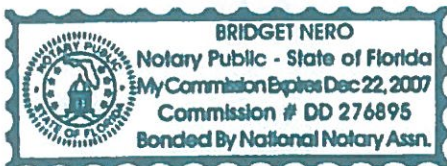
BEFORE ME the undersigned Notary Public, duly authorized in the State and County aforesaid to take oaths and acknowledgments, appeared Frances C. Acebel, Kelly Pirkle as President of **THE OCEAN SHORE CONDOMINIUM ASSOCIATION, INC.**, who () is personally known to me, or () provided identification in the form of _____ and acknowledged that he/she executed the foregoing instrument on behalf of the corporation and for the purposes therein expressed and ~~did/did not take an oath~~ this 6th day of July, 2004.



Bridget Nero
Notary Public
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME the undersigned Notary Public, duly authorized in the State and County aforesaid to take oaths and acknowledgments, appeared Frances C. Acebel as Secretary of **THE OCEAN SHORE CONDOMINIUM ASSOCIATION, INC.**, who () is personally known to me, or () provided identification in the form of _____ and acknowledged that he/she executed the foregoing instrument on behalf of the corporation and for the purposes therein expressed and did/did not take an oath this 6th day of July, 2004.



Bridget Nero
Notary Public
My Commission Expires:

AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
THE OCEAN SHORE CONDOMINIUM

7.1 Interest, Late Fees, Application of Payments. All assessments, including special assessments pursuant to Paragraphs 9.2(d)(1) and 9.2(e)(3)(ii) hereof, and installments hereon not paid when due shall bear interest at the rate of 18 percent per annum from the date when due until paid. In addition to such interest, all assessments not paid within ten (10) days after the due date shall incur an administrative late fee in the amount of \$25.00 which shall be added to and become a part of the assessment due. All payments on account shall be first applied to interest, then to the administrative late fee, and then to the assessment payment first due.

Dated this ____ day of _____, 2004.



CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of THE OCEAN SHORE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, does hereby certify that the following resolution was duly adopted by the Board of Directors, and on the 16th day of January, 2006, at a meeting of the members when a quorum was present, after due notice, also was approved and adopted by the votes indicated, for the purposes of amending THE DECLARATION OF CONDOMINIUM OF THE OCEAN SHORE CONDOMINIUM as originally recorded in Official Records Book 4846, Page 2432 of the Public Records of Volusia County, Florida:

1. The following resolution was approved by the affirmative vote of seventy-five percent (75%) of the total number of Association members entitled to vote:

RESOLVED: That the Declaration of Condominium of THE OCEAN SHORE CONDOMINIUM be and is hereby amended, and the amendment is adopted in the form attached hereto as Exhibit "A" and made a part hereof.

IN WITNESS WHEREOF, this 10th day of Jan, 2007.

THE OCEAN SHORE CONDOMINIUM ASSOCIATION, INC.

By: Kelly Pickle
Print: KELLY PICKLE, President
Witness Alison Larkin
Witness August R. Tarasi
(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

Before me, the undersigned authority, personally appeared Kelly Pickle, as President of The Ocean Shore Condominium Association, Inc. who is known to me known to me to be the person described in and who executed the foregoing instrument, or X has provided valid DL as identification.

Sworn to before me on this 10th day of January, 2007.

MELINDA UEBEL
Notary Public, State of Florida
My comm. exp. Feb. 1, 2009
Comm. No. DD 380273

Melinda Uebel
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Melinda Uebel

Attest: Frances C. Acchial
Print: Frances C. Acchial, Secretary
Witness Alison Larkin
Witness August R. Tarasi

STATE OF FLORIDA)

**NOTICE OF RECORDING AMENDMENTS TO
DECLARATION OF CONDOMINIUM
OF THE OCEAN SHORE CONDOMINIUM**

The undersigned affirm this 10th day of Jan, ~~2006~~²⁰⁰⁷, that attached hereto and incorporated herein is a true and correct copy of the Amendment to the Declaration of Condominium of THE OCEAN SHORE CONDOMINIUM.

THE OCEAN SHORE
CONDOMINIUM ASSOCIATION, INC.

THE OCEAN SHORE
CONDOMINIUM ASSOCIATION, INC.

Frances C. Acebal
Secretary

Kelly Pirkle
President

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME the undersigned Notary Public, duly authorized in the State and County aforesaid to take oaths and acknowledgments, appeared Francis C. Acebal, as Secretary of THE OCEAN SHORE CONDOMINIUM ASSOCIATION, INC. who is personally known to me, or provided identification in the form of Valid DL and acknowledged that he/she executed the foregoing instrument on behalf of the corporation and for the purposes therein expressed and did/did not take an oath this 10 day of January, ~~2006~~²⁰⁰⁷

MELINDA UEBEL
Notary Public, State of Florida
My comm. exp. Feb. 1, 2009
Comm. No. DD 380273

Melinda Uebel
Notary Public
My Commission Expires: 2/1/09

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME the undersigned Notary Public, duly authorized in the State and County aforesaid to take oaths and acknowledgments, appeared Kelly Pirkle, as President of THE OCEAN SHORE CONDOMINIUM ASSOCIATION, INC. who is personally known to me, or provided identification in the form of Valid DL and acknowledged that he/she executed the foregoing instrument on behalf of the corporation and for the purposes therein expressed and did/did not take an oath this 10 day of January, ~~2006~~²⁰⁰⁷

MELINDA UEBEL
Notary Public, State of Florida
My comm. exp. Feb. 1, 2009
Comm. No. DD 380273

Melinda Uebel
Notary Public
My Commission Expires: 2/1/09

Exhibit "A"

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
THE OCEAN SHORE CONDOMINIUM**

- 2.16 Single Family: Single Family means a group of natural persons related to each other by blood, or legally related to each other by marriage or adoption; or a group of not more than four (4) persons not so related who maintain a common household in a unit. In no event, shall Single Family mean occupancy which exceeds two (2) persons per each bedroom in a unit.
- 2.17 Immediate Family: Immediate Family means a parent, grandparent, child, grandchild, great-grandchild, brother, sister and in-laws directly associated therewith.
- 2.18 Business Entity: Business entity means any form of corporation, partnership, association, cooperative, joint venture, business trust, self proprietorship or similar entity that conducts business in this state. Business entity does not include a Revocable Living Trust.
- 2.19 Individual: Individual, in the context of unit ownership, means no more than two (2) natural persons, a revocable living trust or a personal residence trust, each trust created by no more than two (2) natural persons. Ownership of a unit held directly in the name of more than two (2) natural persons who are not immediate family, shall be treated as ownership by a business entity.
- 3.4(d) Access and Repairs: A non-exclusive easement for ingress over the streets, walks and other rights of way, serving the units as necessary to provide access to public rights of way. The association shall have the irrevocable right of access to each unit ~~during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements, or for making emergency repairs which are necessary to prevent damage to the common elements or to another unit or units.~~ and to any and all parts thereof at all times, to accommodate entry by fire, police, ambulance, electric, water, sewer, elevator,

and other personnel, to prevent damage or to make repairs, all in cases of emergencies; and at all reasonable hours in cases of inspections or not-emergency repairs to prevent or repair damage to the common elements or to another unit or units. Each unit owner shall furnish and keep with the Association such current key or keys as will give access to all parts of the unit owner's premises at any time.

10.5 Leasing of Units. In the event someone other than the unit owner, authorized occupant, immediate family, or guest is to occupy a unit, it shall be pursuant to written lease agreement as provided in this Section. A copy of said lease agreement shall be provided to the President of the Condominium Association at least ten (10) days prior to the day of occupancy and shall clearly define the term of the lease, including the beginning and ending dates, and the name of each individual that will occupy the unit. Leasing of units is restricted to a minimum term of six (6) months. Except for such minimum six (6) month lease restriction, each unit owner may lease his unit upon such terms and conditions as he may desire, provided that the lease of a unit shall not discharge the unit owner from compliance with any of his obligations and duties as a unit owner. All of the terms and provisions of the Condominium Act, the Declaration, Articles of Incorporation, the By-Laws, and the rules and regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit as a tenant to the same extent as against a Unit Owner. All occupants of a unit pursuant to a lease agreement, prior to taking possession of the unit, shall be required to meet with a member of the board of directors for the purpose of reviewing the provisions of the Condominium Act, the Declaration, Articles of Incorporation, the By-Laws, and the rules and regulations of the Associations and all such occupants shall agree to abide by the provisions thereof.

10.15 Single Family Occupancy and Use Restrictions. In order to maintain a luxury residential condominium building, composed of single family residential dwellings; to promote harmony between unit owners and residents; to prohibit transiency and to protect the values of the units, the use and occupancy of the

units shall be limited to use as a Single Family residential dwelling as follows:

(a) Individual. Each unit owned by an Individual shall be occupied only by that individual, except as otherwise herein expressly provided.

(b) Business Entity. Each unit owned by a business entity, may only be occupied by a Single Family as follows:

(i). The business entity must designate only one Single Family authorized to occupy the unit ("authorized occupant").

(ii). The authorized occupant must have not less than a one-third ownership interest in the business entity. The association may require proof of the authorized occupant's relationship to the business entity.

(iii). If the authorized occupant does not have a one-third ownership interest in the business entity, then such occupancy shall be considered a lease of the unit and subject to the provisions of Section 10.5 of this Declaration.

(iv.) Said designation of an authorized occupant may not be changed more than two (2) times per calendar year and once designated, shall remain as such for a minimum of six (6) months.

(c) Guests: Guests shall be permitted as follows:

(i) Unit Owner On Premises. There is no limitation upon guests at any time, if the unit owner or authorized occupant of the unit is on the premises of the condominium.

(ii) Unit Owner Not On Premises. The use of a unit by guests when the unit owner or authorized occupant of the unit is not on the premises of the condominium is limited as follows:

(1) Immediate family may occupy the unit and have full

use of condominium property.

- (2) Guests, other than immediate family, may occupy a unit no more than three (3) times per year and for no more than one (1) week at a time.
- (3) Guests may not have guests.

11. Transfers of Condominium Units: ~~There are non nor shall there be any restrictions or limitations upon the sale, transfer, conveyance, mortgaging, or other disposition of a Condominium Unit.~~ Wherever a condominium is sold or the Ownership in whole or in part is otherwise transferred, the Contract for Sale and Purchase or other transfer document shall contain the customary "Condominium Association Disclosure" (FBCR-8) used and approved by the Florida Bar and Florida Association of Realtors, requiring Association approval of the prospective Buyer or transferee and the other customary clauses contained therein. The Board of Directors shall have the right to check the background of the proposed transferee. The Unit Owner shall pay to the Association any sum allowed by law to defray the costs to the Association. The Association must accept or reject the proposed transferee within fifteen (15) business days after application has been received. The Association may not unreasonably withhold its consent to the transfer of the unit.

18. Enforcement of Laws, Documents, and Rules and Regulations: Every unit owner and occupant shall comply with all provisions of Florida Law including Chapter 718 Florida Statutes and with the Declaration of Condominium, the Articles of Incorporation, Bylaws and the Rules and Regulations, all as amended from time to time. In case a unit owner or occupant should violate any of the above, the Association may enforce those documents as provided in Chapter 718, Florida Statutes. In addition thereto the Association may impose a fine for a violation of the Association's Rules and Regulations upon fourteen (14) days notice to the persons(s) to be charged and compliance with the other provisions of Chapter 718, Florida Statutes regarding the imposition of fines. The Board of Directors in its Rules and Regulations shall set forth the amount of the fine appropriate for each violation and the process of collection, which may include an action at law for damages, an action for injunctive relief or both.