

**Prepared By and Return To:**  
RICHARD E. LARSEN, ESQ.  
**LARSEN & ASSOCIATES, P.A.**  
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Orlando, FL 32801  
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**AMENDMENT TO THE SECOND AMENDED AND RESTATED BY-LAWS OF  
CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**

WHEREAS, that certain Second Amended and Restated By-Laws of Celebration Residential Owners Association, Inc. (hereinafter the "By-Laws") is recorded at Official Records Book 2338, Page 2929, Public Records of Osceola County, Florida which is an Exhibit to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties recorded at Official Records Book 2338, Page 2780, Public Records of Osceola County, Florida; and

WHEREAS, the members of the Celebration Residential Owners Association, Inc. community desire to make an Amendment to the Second Amended and Restated By-Laws governing the community.

NOW, THEREFORE, pursuant to the Amendment procedure set forth in said By-Laws, the following Amendment is hereby added:

1. The Second Amended and Restated By-Laws are hereby amended to read as follows:

**3.23. Enforcement.** In addition to such other rights as are specifically granted under the Charter, the Board shall have the power to impose monetary fines ~~which shall constitute a lien upon the Unit of the violator,~~ pursuant to the procedure set forth in Chapter 720, Florida Statutes, and to suspend an Owner's right to vote or any person's right to use the Common Area for violation of any duty imposed under the Charter, these By-Laws, or any rules and regulations duly adopted hereunder; provided, nothing herein shall authorize the Board to limit ingress and egress to or from a Unit or to suspend an Owner's right to vote due to nonpayment of assessments. The Association is specifically authorized to levy up to five thousand dollars (\$5,000.00) in aggregate fine for each continuing violation as allowed in Section 720.305, Florida Statutes. In addition, the Board may suspend any services provided by the Association to an Owner or the Owner's Unit if the Owner is more than 30 days delinquent in paying any assessment or other charges owed to the Association. In the event that any occupant, guest or invitee of a Unit violates the Charter, By-Laws, or a rule and a fine is imposed, the fine may first be assessed

against the occupant; provided, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The Board's failure to enforce any provision of the Charter, these By-Laws, or any rule shall not be deemed a waiver of the Board's right to do so thereafter.

**Certificate of Amendment**

I hereby certify that this Amendment was duly adopted by the membership on the 11 day of July, 2005.

**CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**

Witnesses:

[Signature]  
Witness Signature  
Print Name: Amy S. Norsworthy

[Signature]  
Witness Signature  
Print Name: SHARON S. HANOVER

By: [Signature]  
President  
Print Name: LEE MOORE  
Address: c/o Town Hall at Celebration  
690 Celebration Ave.  
Celebration, FL 34747

STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2005, by Lee Moore as President of Celebration Residential Owners Association, Inc., who is personally known to me or has produced FL Ditz as identification.

[Signature]  
Notary Signature  
Printed Name:  
Commission #  
My Commission Expires:

