

This instrument prepared by and  
should be returned to:

Jennifer M. Sinclair, Esquire  
TAYLOR & CARLS, P.A.  
150 N. Westmonte Dr.  
Altamonte Springs, FL 32714  
(407) 660-1040

**CERTIFICATE OF AMENDMENT TO**  
**BYLAWS**  
**OF**

**OAK LANDING AT IMPERIAL LAKES HOMEOWNER'S ASSOCIATION, INC.**

THIS IS TO CERTIFY that the following language creating the new Article XVII, entitled "FINING," constitutes an Amendment to Bylaws of Oak Landing at Imperial Lakes Homeowner's Association, Inc., which was originally recorded on May 4, 2005 at Official Records Book 6188, Page 1373 as exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Oak Landing, recorded at Official Records Book 6188, Page 1332 all of the Public Records of Polk County, Florida. This Amendment to Bylaws was duly and properly adopted pursuant to Article XII of the Bylaws by a majority vote of the Directors present at a duly noticed meeting of the Board of Directors held on SEPTEMBER 1, 2010.

The Bylaws of Oak Landing at Imperial Lakes Homeowner's Association, Inc. are hereby amended to add a new Article XVII, entitled "FINING" to read as follows:

**ARTICLE XVII**

**FINING**

**Section 1. Authority.** In addition to all other remedies available to the Association, a fine or fines may be levied against an Owner, tenant, guest or invitee for failure of the Owner or the Owner's tenants, guests or invitees to comply with any provision of the Declaration, the Association's Articles of Incorporation, the Bylaws, or any rule or regulation of the Association (hereinafter collectively the "Governing Documents"), provided that the procedural and due process requirements required by Florida law, (e.g. Section 720.305, Florida Statutes), as amended from time to time, are followed, which procedures shall be adopted and amended from time to time by the Board of Directors. Such authority specifically includes the right of the Association to levy a fine or fines against an Owner for the violation of the Owner, the Owner's tenants, guests or invitees or for the violation of the tenant's guests or invitees.

**Section 2. Amount of Fines.** The Association may impose a fine of up

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to \$100 per violation (or such greater amount per violation that is permitted by law, as it is amended from time to time) against any owner, tenant, guest or invitee found in violation of any provision of the Governing Documents. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing. A fine levied on the basis of each day of a continuing violation may exceed \$1,000 in the aggregate, up to a maximum amount to be determined by the Board of Directors from time to time.

Section 3. Collection of Fines. Fines imposed hereunder shall be deemed an indebtedness due the Association from the Owner, tenant, guest or invitee against whom it is imposed, and shall bear interest at the highest lawful rate until paid. Unpaid fines may become liens on a Lot to the extent permitted by law as it is amended from time to time. The Association may collect said fine(s) using any method permitted by law or in equity. Should it be necessary for the Association to employ an attorney to collect such indebtedness, in addition to such interest, the Association shall be entitled to recover the costs and expenses thereof, together with a reasonable attorney's fee incurred, including attorneys fees incurred prior to the commencement of any litigation and whether or not litigation is filed. All monies received from fines shall be allocated as directed by the Board of Directors.

Section 4. Rules and Regulations. The Board of Directors shall have the right to promulgate additional rules and regulations regarding the due process procedures in levying fines, and the right, but not the duty to prepare a schedule of fines for particular violations.

EXECUTED at Mulberry (city) Polk County, Florida, on this the 1 day of SEPTEMBER, 2010.

Signed, sealed and delivered in the presence of:

[Signature]  
Printed Name: SHARON DEGRECO

[Signature]  
Printed Name: Kirk Erickson

OAK LANDING AT IMPERIAL LAKES  
HOMEOWNERS' ASSOCIATION, INC.

By: [Signature]  
Printed Name: ERICK GRAUBARD  
Title: President  
Address: 412 OAKLANDING BLVD  
Mulberry, FL 33860

(CORPORATE SEAL)

ATTEST:

[Signature]  
Printed Name: SHARON DEGRECO  
[Signature]  
Printed Name: Kirk Erickson

By: [Signature]  
Printed Name: J.C. Dunsmore  
Title: Secretary  
Address: 2410 Oaklanding Lane  
Mulberry, FL 33860

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STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 1 day of SEPTEMBER, 2010, by ERICK GRAUBAUS, and J.C. DENSMORE as President and Secretary, respectively of OAK LANDING AT IMPERIAL LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They [☒] are personally known to me or [☐] have produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Oak001 cer1



Sharon Del Greco  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: SHARON DEL GRECO  
Commission No.: DD 940591  
Commission Expires: 12/25/2013

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