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This instrument prepared by:  
Edward Dicker, Esquire  
ST. JOHN, DICKER, KRIVOK & CORE, P.A.  
500 Australian Avenue So., Suite 600  
West Palm Beach, Florida 33401  
(561) 655-8994

**CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF  
THE SEA BROOK PLACE CONDOMINIUM ASSOCIATION, INC.**

I **HEREBY CERTIFY** that the Amendments attached as Exhibit "A" to this  
Certificate were duly adopted as Amendments to the By-Laws of The Sea Brook Place  
Condominium Association, Inc. The original Declaration of Condominium of Sea Brook  
Place is recorded in Official Records Book 2853, Page 1709, of the Public Records of Palm  
Beach County, Florida.

DATED this 15 day of July, 2000.

[Signature]  
Witness  
[Signature]  
Witness

THE SEA BROOK PLACE CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]  
President  
Attest: [Signature]  
Secretary

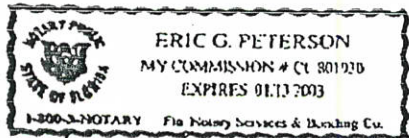
(SEAL.)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Thomas Tramontana, the President  
and Edward Poje, Secretary of The Sea Brook Place Condominium Association,  
Inc., who produced \_\_\_\_\_ as identification or are personally known to  
me to be the individuals who executed the foregoing instrument and acknowledged to and  
before me that they executed such instrument as President and Secretary of The Sea Brook  
Place Condominium Association, Inc. with due and regular corporate authority, and that said  
instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 15 day of July, 2000.

[Signature]  
Notary Public  
State of Florida at Large  
My Commission Expires:



#649266

(SEAL.)



In addition to all other remedies authorized by these By-Laws, the Declaration of Condominium and the Articles of Incorporation of Sea Brook Place, in the sole and absolute discretion of the Board of Directors, a fine or fines may be imposed against and upon any Unit Owner for the failure of that Unit Owner, his or her family members, invitees, guests, tenants, agents or employees to fully comply with the provisions of the Declaration of Condominium, Articles of Incorporation, By-Laws and rules and regulations of Sea Brook Place Condominium, pursuant to the following procedures to the extent that same is not in conflict with the requirements of the Condominium Act, Section 718 Florida Statutes:

(a) Notice. The Board of Directors or the Association's management entity shall notify the Unit Owner of the infraction or infractions in writing. Included with such notice of infraction(s) shall be a notice of the next regularly scheduled meeting of the Board of Directors, at which the Owner shall be afforded an opportunity to present reasons why a fine or fines should not be imposed.

(b) Hearing. The matter of non-compliance shall be presented to the Board of Directors at such meeting of the Board and the Board of Directors shall hear reasons why the fines in question should not be imposed. A written determination of the imposition of fines and the reasons for such decision shall be furnished to the Owner not later than thirty (30) days from the date of conclusion of said meeting of the Board of Directors or any continuation thereof.

(c) Appeal. Any Owner aggrieved by the decision of the Board of Directors as to the imposition of a fine or fines against such owner may file a written request with the Board of Directors for an appeal and reconsideration of such decision. Such written request must be filed with the Secretary or President of Sea Brook Place Condominium Association not later than ten (10) days from the Owner's receipt of the decision to impose fines against such Owner. The filing of an appeal by an Owner shall not stay or lessen the obligation of that Owner to make prompt payment for fines imposed. An appeals committee shall be appointed by the Board of Directors within twenty (20) days of the date of receipt by the Board of Directors of an Owner's request for appeal or reconsideration. Such appeals committee shall consist of three (3) Members of Sea Brook Place Condominium who are neither officers nor Board Members. The Appeals Committee will meet to review the matters presented to the Board of Directors in their initial determination and shall file a written determination of the matter and serve copies on both the Board and the Owner; however, in no case shall the Appeals Committee's finding be binding on either party, although the Board of Directors may elect to review its decisions in light of the findings of the Appeals Committee.

(d) Penalties. The Board of Directors may impose fines in the form of special assessments against a Unit(s) owned by the Unit Owner in such amounts as provided in the provisions of the Rules and Regulations for Sea Brook Place Condominium Association, Inc.

(e) Continuing Non-compliance or Violation. Each calendar day, after receipt of notice by the Unit Owner of such non-compliance or violation, during which such non-compliance or violation continues shall be deemed a separate violation or act of non-compliance for which fines may be imposed.

(f) Payment of Fines. Fines shall be paid not later than thirty (30) days after the notice of the imposition or assessment thereof.

(g) Collection of Fines. Fines due from a Unit Owner shall be treated as a special assessment against that Unit and subject to collection as any other assessment due Sea Brook Place.

(h) Application of Fines. All monies received from fines shall be allocated as determined by the Board of Directors.

(i) Non-Exclusive Remedy. The imposition of fines pursuant hereto shall not be construed to be an exclusive right or remedy and the right to impose such fines shall exist in addition to all other rights and remedies to which Sea Brook Place Condominium may be otherwise legally entitled; provided, however, that any fine paid by the offending Owner shall be deducted from or off-set against any damages that Sea Brook Place Condominium may otherwise be entitled to recover by law from such Owner arising from the same non-compliance or violation.