

VINCENT SALON
193 CHATHAM J
WEST PALM BEACH FL 33417-1830

DEC-18-1997 11:46am 97-451942
ORB 10141 Pg 1772

Amendment
to the
Declaration of Condominium
of

CHATHAM J CONDOMINIUM ASSOCIATION INC. CENTURY VILLAGE

As Recorded in Official Records,
Palm Beach County, Florida:

Book 2199, Page 973

As used herein (unless substantially reworded) the following shall apply:

- A. Words in the text which are ~~lined through~~ with hyphens indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. Whenever an ellipsis (...) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

Article XIX of the Declaration of Condominium is amended as follows:

XIX.
Sanctions for Violations of
Declaration of Condominium, Bylaws or
Rules and Regulations

V. A Committee of unit owners may levy reasonable fines against the owner of the unit, or its occupant, licensee, or invitee, in the event of any substantial breach or violation of any of the provisions of the Declaration of Condominium, the Bylaws, or the Rules and Regulations now in Existence pursuant to the provisions of Article XIII of the Bylaws or hereinafter promulgated pursuant to the provisions of said article.

A. No fine may exceed \$100. per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.

B. The Board of Directors shall appoint a committee of unit owners to conduct all hearings and to assess fines, if any, in connection therewith. No more than three Directors may be appointed to serve on the Sanction Committee.

C. The following procedure shall be complied with prior to any hearing of a purported breach, or violation of the provisions of said Declaration of Condominium, Bylaws, or Rules and Regulations promulgated pursuant thereto, being conducted by the Sanction Committee.

The Sanction Committee shall give a written notice, by registered or certified mail, return receipt requested, to be mailed no later than 72 hours prior to the hearing, advising the unit owner involved of the following:

1. The name of the occupant, licensee, tenant, invitee, or owner himself who has been charged with a violation.

2. The date, place, and time of the hearing.

3. The date and nature of the infraction/violation complained of.

4. A statement that the owner shall furnish a written response to such notice (no later than 12 hours prior to the hearing before the Sanction Committee) which response is to be served on all members of the Sanction Committee and on any unit owner who may have reported any purported infraction/violation to the committee resulting in its issuance of the hearing notice.

5. The Sanction Committee, in its sole discretion, may extend the time of any hearing to another date, time, and place, provided that notice is given to the complaining owner and to the owner

accused of any infraction/violation.

D. The Sanction Committee may assess reasonable and appropriate fine(s) after hearing (if a written response has first been filed with the Sanction Committee or after no hearing (if no written response has been filed with the Sanction Committee).

1. Notice of any such fine levied by the Sanction Committee shall be served upon the involved unit owner not later than 48 hours after the same has been issued.

2. The affected owner shall have one week after being served with the written notice of the assessment within which to pay the fine to the Association.

We hereby certify that the above amendment to the Bylaws (as heretofore amended) was approved by a vote of no less than (a) 75% of the total vote of the members of the Association or (b) 51% of those Association members present in person or represented by proxy (a quorum being present and acting throughout) at a duly called meeting on Nov 20, 1997 and does not affect the interests of the lessor of the long-term recreational lease.

CHATHAM J Condominium Association, Inc.

by Vincent Salvo President

Attest Jermette Cook
Helen Salvo Treasurer

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

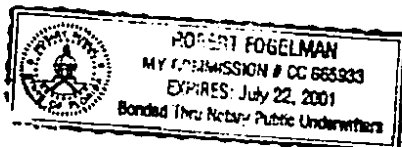
Before me, the undersigned authority, this 28 day of

NOVEMBER, 1997, personally appeared Vincent Salvo
and Helen Salvo, to me, known to be the President and

~~TREASURER~~
~~Secretary~~, respectively of Chatham J Condominium Association, Inc., who by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and Secretary, and that said instrument is the free act and deed of said Association.

Robert Fogelman
Notary Public

My commission expires:



NOTARIZED COPY