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CFN 20090191342
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RECORDED 06/08/2009 08:08:00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pg 1392; (1pg)

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM AND BY-LAWS
OF
SOMERSET A CONDOMINIUM, INC. AT CENTURY VILLAGE, WPB, FL**

As recorded in official Record Book 2088, page 1284, et seq.
Public Records of Palm Beach County, Florida

**ARTICLE VIII - COMPLIANCE AND DEFAULT
ADD: SECTION 7**

Somerset A Condominium Association has established a UNIFORM COLLECTION PROCEDURE which will be followed, without exception, in the case of unit owner delinquency:

1. The Association will send a "reminder" letter to a unit owner when the assessment (regular or special) is ten (10) days past due. The "reminder" letter will include the amount due and any added interest fees and late charges. (18% per annum will begin to accrue for each day a payment is delinquent beginning on the date the payment was originally due and a late charge of \$25 shall be due and payable in addition thereto.)
2. If the assessment and added charges are not paid, the matter will be turned over to counsel for collection no later than thirty (30) days after the account becomes delinquent.
3. Once counsel is advised that a particular owner is delinquent in the payment of assessments, counsel will send a "demand" letter. The "demand" letter will introduce Counsel for the Association, set forth the exact amount due, including interest, late charges, costs and attorney's fees, and give the unit owner thirty (30) days to pay the account in full.
4. This "demand" letter will also notify the owner that the Association intends to record a lien against the property if payment is not received in thirty (30) days. The claim of lien will be recorded in the Public Records in the County of Palm Beach.
5. Simultaneous with recording the claim of lien, a letter will be mailed to the owner advising him that the claim of lien has been recorded, setting forth the amount due, including interest, late charges, costs and attorney's fees, and demanding payment within a specified time. The letter will inform the unit owner that the Association will commence a foreclosure action if the account is not paid in full within the thirty (30) day deadline.

WE HEREBY CERTIFY THAT AT A MEETING HELD IN ACCORDANCE WITH THE REQUIREMENTS OF LAW AND HELD ON MAY 3, 2009, THE MEMBERSHIP OF THIS ASSOCIATION IN ACCORDANCE WITH ITS BYLAWS APPROVED AN AMENDMENT TO MAKE A UNIFORM COLLECTION PROCEDURE PART OF THE ASSOCIATION BY-LAWS. AT LEAST 2/3 (66%) OF THE UNIT OWNERS PRESENT APPROVED THIS AMENDMENT.

Date: May 21, 2009

By

Elizabeth R. Duralia
President, Somerset A Condominium Assoc.

Attest by

Roberta L. Linn
Secretary, Somerset A Condominium Association

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 21 day of MAY, 2009

By

Elizabeth R. Duralia
(name of person)

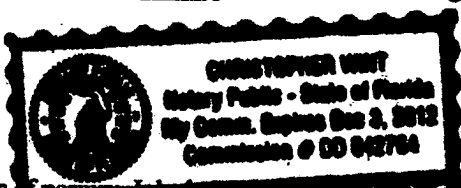
as

President
(type of authority, ...e.g. officer, trustee, attorney in fact)

For

Somerset A Condominium Assoc.
(name of party on behalf of whom instrument was executed)

Personally known or ☒ produced the following type of identification: DRIVERS LICENSE



[Signature]
(Signature of Notary Public)

Under Penalties Perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).