

Prepared by and Return to :  
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954-755-3600

CERTIFICATE OF AMENDMENT TO  
THE DECLARATION OF RESTRICTIONS  
OF THE MAPLE WOOD ISLE ASSOCIATION, INC.

THIS CERTIFICATION OF AMENDMENT TO THE DECLARATION OF RESTRICTIONS OF THE MAPLE WOOD ISLE ASSOCIATION, INC. is made this 24<sup>th</sup> day of August, 2012 by the President and Secretary of THE MAPLE WOOD ISLE ASSOCIATION, INC. ("Association").

WITNESSETH

WHEREAS, the Homeowners (Owners) are Members of the Association and are subject to the Declaration of Restrictions of the Maple Wood Isle Association, Inc., as filed in Official Records Book 7927, Pages 737 through 758 of the Public Records of Broward County, Florida ("Declaration"); and


WHEREAS, pursuant to the Declaration of Restrictions of the Maple Wood Isle Association, Inc. and Florida Statute 702.306 (1) (b), the Declaration of Restrictions of the Maple Wood Isle Association, Inc. may be amended by the affirmative vote of two-thirds of the voting interest of the Association;

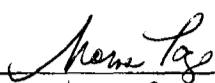
NOW THEREFORE, the President and Secretary of the Association hereby certify the following:

1. The annual meeting of the Association was duly called and noticed, and held on February 12, 2012.
2. That at said meeting; consents, approvals, and proxies were obtained from Owners of the Association; to which at least two thirds (2/3) of the total votes cast by the Owners were received, same consenting to and approving the Amendment attached hereto as Exhibit "A".
3. The proposed Amendment is deemed to be in the best interest of the Association, in order to amend the power of the Association to impose fines and suspend privileges.
4. The adoption of the Amendment appears in the minutes of the Association and said approval is unrevoked.

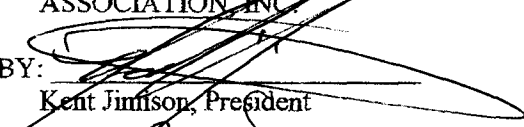
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 24 day of August, 2012.

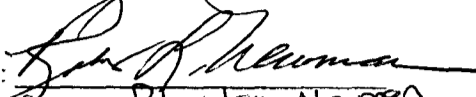
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
\_\_\_\_\_  
Robert Skolnick

  
\_\_\_\_\_  
Norma Pozo

THE MAPLE WOOD ISLE  
ASSOCIATION, INC.

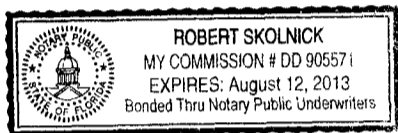
BY:   
\_\_\_\_\_  
Kent Jimison, President

ATTEST:   
\_\_\_\_\_  
Secretary Robert Louis Naurree

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged this 24 day of August 2011 by Kent Jimison and Robert Louis Naurree respectively the President and Secretary of the MAPLE WOOD ISLE ASSOCIATION, INC., a Florida Corporation not-for-profit, and they acknowledged executing same freely and voluntarily under the authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA



**NOTE TO RECORDING OFFICE:** POST THE FOREGOING TO ALL OF MAPLE WOOD ISLE, AS RECORDED IN PLAT BOOK 80, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

AMENDMENT TO THE DECLARATION OF RESTRICTIONS  
OF THE MAPLE WOOD ISLE ASSOCIATION, INC.

The Declaration of Restrictions shall be amended to include the below new paragraph, numbered thirty one (31), and titled FINES AND SUSPENSION OF PRIVILEGES:

31. FINES AND SUSPENSION OF PRIVILEGES: Except to the extent prohibited by law, the HOMEOWNER'S ASSOCIATION shall, in addition to such other rights and remedies available to it, have the right to levy reasonable fines of up to One Hundred Dollars (\$100) per violation for the failure of the OWNER or its occupant, licensee, or invitee to comply with any provision of the Amendment to Declaration of Restrictions, the Rules and Regulations, or the Architectural Control Standards or any other rules or regulations promulgated by the HOMEOWNER'S ASSOCIATION. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing except that the fine may not exceed One Thousand Dollars (\$1,000) in the aggregate unless otherwise provided in the governing documents. Any fine in the aggregate of One Thousand Dollars (\$1,000) shall become a lien on the real property involved, enforceable in accordance with the provisions of this Amendment to Declaration of Restrictions and the By-Laws. In any action to recover a fine, the prevailing party is entitled to reasonable attorney's fees and costs from the nonprevailing party as determined by the court."

"The HOMEOWNER'S ASSOCIATION may suspend, for a reasonable period of time, the right of an OWNER, or an OWNER'S tenant, guest, or invitee, to use common areas and facilities for the failure of the OWNER or its occupant, licensee, or invitee to comply with the Amendment to Declaration of Restrictions, the Rules and Regulations, or the Architectural Control Standards or any other rules or regulations promulgated by the HOMEOWNER'S ASSOCIATION. If an OWNER is more than ninety (90) days delinquent in paying a monetary obligation due to the HOMEOWNER'S ASSOCIATION, the HOMEOWNER'S ASSOCIATION may suspend the rights of the OWNER, or the OWNER'S tenant, guest, or invitee, to use common areas and facilities until the monetary obligation is paid in full. Suspension does not impair the right of an OWNER or tenant to have vehicular and pedestrian ingress and egress from the OWNER'S property. Fines and suspensions shall be imposed in the manner and subject to the provisions set forth in Section 720.305, Florida Statutes, as amended from time to time. The HOMEOWNER'S ASSOCIATION shall have the authority to promulgate additional procedures as it, from time to time, deems necessary."

EXHIBIT "A"