

FIRST AMENDMENT TO BY-LAWS

2008338 ORANGE CO., FL

SEP 30 2 35 PM '83

OF FAIRVIEW VISTA, A PHASED CONDOMINIUM O.R. 3425 PG 222

This First Amendment to the By-Laws of Condominium of Fairview Vista, a phased condominium made this 19th day of May, 1983, by the Board of Directors and Membership, hereinafter called the "Homeowner Association".

WITNESSETH:

WHEREAS, the Homeowner Association made and entered into the certain By-Laws of Fairview Vista, a Phased Condominium, dated this 19th day of May, 1983, and recorded the 30th day of September, 1983, at O.R. Book 3141, Page 943 et seq., Public Records of Orange County, Florida (herein called the "By-Laws"); and

WHEREAS, said By-Laws and particularly Article 5, Section 10, did not provide for the Board of Directors fining power for Fairview Vista, a Condominium.

WHEREAS, the Homeowner Association desires to add 5.10 (A) VIOLATIONS to the Condominium By-Laws

NOW, THEREFORE, the By-Laws is hereby amended as follows:

By-Law Amendment, shall read:

Article 5, Section 10- Powers and Duties of Board of Directors

5.10 Enforce

To enforce by legal means provisions of the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, the By-Laws, and the regulations for the use of the property in the condominium.

Add:

5.10 (a) Violations

IN THE EVENT OF A VIOLATION (OTHER THAN THE NON-PAYMENT OF AN ASSESSMENT) BY THE UNIT OWNER IN ANY OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, OF THESE BY-LAWS, OR OF THE APPLICABLE PORTIONS OF THE CONDOMINIUM ACT, THE ASSOCIATION, BY DIRECTION OF ITS BOARD OF DIRECTORS, MAY NOTIFY THE UNIT OWNER BY WRITTEN NOTICE OF SAID BREACH, TRANSMITTED BY MAIL, AND IF SUCH VIOLATION SHALL CONTINUE FOR A PERIOD OF THIRTY (30) DAYS FROM DATE OF THE NOTICE, THE ASSOCIATION, THROUGH ITS BOARD OF DIRECTORS, SHALL HAVE THE RIGHT TO TREAT SUCH VIOLATION AS AN INTENTIONAL AND INEXCUSABLE AND MATERIAL BREACH OF THE DECLARATION, OF THE BY-LAWS, OR OF THE PERTINENT PROVISIONS OF THE CONDOMINIUM ACT, AND THE ASSOCIATION MAY THEN, AT ITS OPTION, HAVE THE FOLLOWING ELECTIONS:-

- (1) AN ACTION AT LAW TO RECOVER FOR ITS DAMAGE ON BEHALF OF THE ASSOCIATION OR ON BEHALF OF THE OTHER UNIT OWNERS.
- (2) AN ACTION IN EQUITY TO ENFORCE PERFORMANCE ON THE PART OF THE UNIT OWNER; OR
- (3) AN ACTION IN EQUITY FOR SUCH EQUITABLE RELIEF AS MAY BE NECESSARY UNDER THE CIRCUMSTANCES, INCLUDING INJUNCTIVE RELIEF.

Return to: Epoch Management 200 Lincoln Place - Suite 400 230 Maribond Center Parkway Maribond, FL - 32751

The By-Law Amendment was amended by 66 affirmative votes which represents 65% of the homeowner membership.

IN WITNESS WHEREOF, the Homeowner Association has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten signature]*  
*[Handwritten signature]*

FAIRVIEW VISTA CONDOMINIUM

BY: *[Handwritten signature]*  
Charles H. Tuell  
President

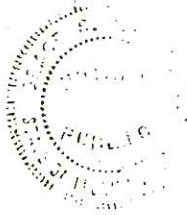
STATE OF FLORIDA  
COUNTY OF ORANGE (CORPORATE SEAL)

The foregoing instrument was acknowledged before me this

30<sup>TH</sup> day of SEPTEMBER, 19 83, by  
CHARLES H. TUELL and \_\_\_\_\_, President and  
~~Secretary~~ of FAIRVIEW VISTA CONDOMINIUM OF ORLANDO, INC., on behalf of said  
corporation.

*[Handwritten signature]*  
Notary Public

(NOTARIAL SEAL)



My commission Expires:  
Notary Public, State of Florida  
My Commission Expires March 10, 1985  
Bound by Amburge Inc & Company, Company

RECORDED & RECORD VERIFIED

*[Handwritten signature]*  
County Comptroller, Orange Co., Fla.