



Prepared By and Return To:
RICHARD E. LARSEN, ESQ.
LARSEN & ASSOCIATES, P.A.
55 E. Pine Street
Orlando, FL 32801
(407)841-6555

**AMENDMENT TO BYLAWS OF HERITAGE PLACE II
PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, those certain Bylaws of Heritage Place II Property Owners Association, Inc. (hereinafter "Bylaws") were recorded at Official Records Book 6393, Page 736, Public Records of Orange County, Florida; and

WHEREAS, the Lot Owners within Heritage Place II desire to amend the Bylaws.

NOW, THEREFORE, pursuant to the amendment procedures set forth in said Bylaws, the following amendment to the Bylaws are hereby adopted:

1. A new Article XV is hereby added to the Bylaws to read as follows:

**ARTICLE XV
FINES**

In addition to all other remedies, the Association may impose a fine or fines upon an owner, tenant, guest, invitee or employee for failure to comply with this Declaration, or any rule or regulation promulgated hereunder, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the owner or other party of the infraction or infractions. Included in the notice shall be the date and time of a special hearing at which the fine or fines will be addressed. Such notice shall be provided to the offending party at least fourteen (14) days prior to such hearing.

(b) Hearing: The hearing as set forth above shall be before a committee of at least three (3) members of the Association appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve of a proposed fine or suspension, it may not be imposed.

(c) Penalties: The Association may impose a fine against the offending party in an amount not to exceed \$100.00 per violation. A fine may be levied on the basis of each

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day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1000.00 in the aggregate.

(d) Payment of Penalties: Fines shall be paid not later than five (5) days after notice of the imposition of the fine.

(e) Collection of Fines: Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth in Article IV of the Declaration of Covenants, Conditions and Restrictions for Heritage Place II Orange County, Florida.

(f) Nonexclusive Remedy: These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

Certificate of Amendment

I hereby certify that this Amendment was duly adopted by the Association's membership at a meeting held on the 1st day of December, 2003.

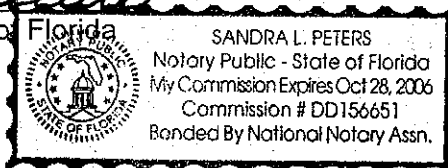
BY: Terri Hellmund
President
Print name: Terri Hellmund
Date: 4/7/04

ATTEST: Brian Kingsbury
Secretary
Print name: Brian Kingsbury
Date: 4-7-04

The foregoing instrument was acknowledged before me, this 7th day of April, 2004, by Terri Hellmund, as President of the Heritage Place II Property Owners Association, Inc., who is personally known to me or produced _____ as identification.

Sandra L. Peters

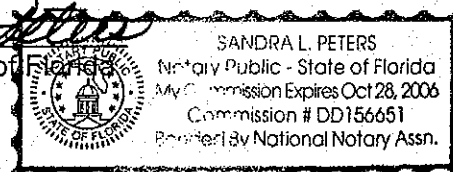
Notary Public - State of Florida
Stamp or Seal:



The foregoing instrument was acknowledged before me, this 7th day of April, 2004, by Brian Kingsbury, as Secretary of the Heritage Place II Property Owners Association, Inc., who is personally known to me or produced _____ as identification.

Sandra L. Peters

Notary Public - State of Florida
Stamp or Seal:



STATE OF FLORIDA - COUNTY OF ORANGE
I HEREBY CERTIFY that this is a copy of
the document as recorded in this office.
MARTHA O. HAYNIE, COUNTY COMPTROLLER

By: Carolyn Reese, D.C.

DATED: 5-3-04



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