

CERTIFICATE OF AMENDMENT
TO
EXHIBIT "H" (BYLAWS) OF THE DECLARATION OF CONDOMINIUM OF
OF MOORS POINTE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the Declaration of Condominium of MOORS POINTE CONDOMINIUM, a Condominium, was duly recorded in Official Records Book 12866 at Page 969 et seq. of the Public Records of Miami-Dade County, Florida; and the Bylaws of MOORS POINTE CONDOMINIUM were duly recorded in Official Record Book 12866 at Page 1038 et seq. of the Public Records of Miami-Dade County, Florida; and

WHEREAS, MOORS POINTE CONDOMINIUM ASSOCIATION, INC. (hereinafter the "Association") is the entity responsible for the operation of the aforementioned condominium; and

WHEREAS, at a duly called and convened meeting of the Board of Directors of the Association held on July 16, 2024, the amendments to the Bylaws as set out in Exhibit "A" attached hereto and incorporated herein were duly approved by a unanimous vote of the entire Board of Directors as is required by the pertinent provisions of said Bylaws.

NOW, THEREFORE, the undersigned hereby certifies that the amendments to Exhibit H (Bylaws) of the Declaration of Condominium as set out in Exhibit "A" attached hereto and incorporated herein is a true copy of the amendments as approved by the requisite percentage of the Board of Directors of the Association.

WITNESS my signature hereto this 16th day of July, 2024 at Miami-Dade County, Florida.

Witness: *Evelyn Stultz*
Signature

Print Name: Evelyn Stultz

Address: 17321 NW 66 Ct. Hialeah
33015

Witness: *Elida Falcon*
Signature

Print Name: Elida Falcon

Address: 17321 NW 66 Ct. Hialeah
33015

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

MOORS POINTE CONDOMINIUM
ASSOCIATION, INC.

BY: *Alberte Bazile*
President

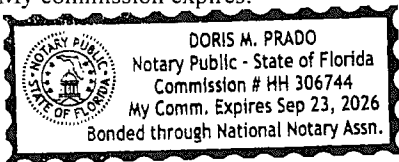
PRINT: Alberte Bazile

ATTEST: *Laura Ruiz*
Secretary

PRINT: Laura Ruiz

The foregoing instrument was acknowledged before me this 16th day of July, 2024 by Alberte Bazile, the President and Laura Ruiz, the Secretary of MOORS POINTE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced () as identification and who did/did not take an oath.

My commission expires:



Doris Prado
PLEASE PRINT OR TYPE NOTARY SIGNATURE

EXHIBIT "A"

AMENDMENTS TO
SCHEDULE A TO THE BYLAWS - RULES AND REGULATIONS FOR
MOORS POINTE CONDOMINIUM

(Additions indicated by underlining "_____"; Deletions by strikethrough "----"; plain text indicates unchanged from previous version)

I. Amendments to Paragraph 19 of Schedule A to the Bylaws- Rules and Regulations as follows:

19. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, Bylaws and Articles of Incorporation of the Association, as amended from time to time, to the extent applicable. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights in the event of failure to so comply.

In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, and subject to the requirements set forth herein, a fine or fines may be imposed upon an Owner and, if applicable, any tenant, licensee, guest or invitee of the Owner for failure of an Owner, ~~his family, guests, invitees, lessees or employees,~~ tenant, licensee, guest or invitee of the Owner to comply with any covenant, restriction, rule and regulation herein or in the Declaration, or Articles of Incorporation or Bylaws, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner, and, if applicable, any tenant, licensee, guest or invitee of the Owner, in writing, by mail or hand delivery, of the infraction or infractions along with a notice of hearing as set forth in (b) below. ~~Included in the notice shall be a date and time of the next board of Directors meeting at which time the Owner or occupant shall present reasons why penalties should not be imposed. The Owner or occupant may be represented by counsel and may cross-examine witnesses.~~

(b) Hearing: ~~The non-compliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be imposed. A written declaration of the Board of Directors shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the Board of Directors' meeting.~~ A fine or suspension levied by the Board of Directors may not be imposed unless the Board first provides at least 14 days' written notice, by mail or hand delivery, to the Owner and, if applicable, any tenant, licensee, guest or invitee of the Owner sought to be fined, of the date, time and place of a hearing before a

committee of at least three members 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. The role of the committee is limited to determining whether to confirm or reject the fine levied by the Board. At the hearing, the person(s) sought to be fined may present reasons why the fine(s) should not be imposed. The person(s) sought to be fined may be represented by counsel at the hearing and may cross-examine witnesses. If the committee does not approve the proposed fine by a majority vote, the fine may not be imposed.

(c) Penalties: The Board of Directors may impose ~~special Assessments~~ fines against the applicable Unit as follows:

(1) Non-compliance or violation: ~~a fine not in excess of Fifty Dollars (\$50.00); a fine not in excess of \$100.00 per violation, or \$1,000.00 in the aggregate, or such greater amounts as may be provided by Florida statute 718 (The Florida Condominium Act or "the Act") as same may be amended from time to time. A fine may be levied by the Board of Directors on the basis of each day of a continuing violation, with a single notice and hearing set forth in (b) above.~~

(d) Payment of Penalties: ~~Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalties. If the proposed fine or suspension is approved by the committee, the fine payment is due within 5 days (or such other time frame, as may be provided by Florida statute 718 (The Florida Condominium Act or "the Act") as same may be amended from time to time) after written notice of the approved fine is provided to the Owner and, if applicable, to any tenant, licensee, guest or invitee of the Owner. The Association must provide written notice of such fine by mail or hand delivery to the Owner, and if applicable, to any tenant, licensee, guest or invitee of the Owner.~~

(e) Collection of Fines. Fines shall be deemed and treated as an Assessment; however, a fine shall not become a lien against a Unit unless otherwise provided by the Act, as same may be amended from time to time.

(f) Application of Penalties: All monies received from fines shall be allocated as directed by the Board of Directors; or as otherwise required by the Act, as same may be amended from time to time.

(g) Non-exclusive 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; however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

II. Except as amended and modified herein, all other sections of the Bylaws and Rules and Regulations for Moors Pointe Condominium shall remain unchanged and in full force and effect according to their terms.