

Rec. 600

RECORD VERIFIED  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA

**CERTIFICATE OF AMENDMENT  
OF DECLARATION OF CONDOMINIUM OF  
TIMBER RIDGE VILLAGE I CONDOMINIUM ASSOCIATION, INC.**

The undersigned, Karen G. Balch and George Burton, hereby certify:

That they are the President and Secretary, respectively, of TIMBER RIDGE VILLAGE I CONDOMINIUM ASSOCIATION, INC. ("Corporation");

That at a duly called meeting of the members of the Corporation held at the Knights of Columbus Hall, 555 Oslo Road, Vero Beach, Florida, on April 25, 1994, at which a quorum was present, the following amendment to the Declaration of Condominium of Timber Ridge Village I, a Condominium, as recorded in Official Records Book 705 at Page 653, Public Records of Indian River County, Florida, was approved by at least a two-thirds (2/3) vote of the members present in person or by proxy, in accordance with the provisions of Article XI of the Declaration of Condominium.

The following is hereby added as Paragraph M to Article XXXI:

In any dispute involving the provisions of these By-Laws, the Articles of Incorporation of Corporation, the Declaration of Condominium, its Amendments, any Rules or Regulations adopted by Corporation, the meaning or enforcement of any of the foregoing documents, or the administration and management of the condominium and its common areas by Corporation, the prevailing party shall be entitled to receive from the non-prevailing party in such dispute, all of its costs, together with its reasonable attorneys' fees incurred in connection therewith, whether such dispute be resolved by legal or judicial proceedings, alternative dispute resolution (arbitration, mediation or the like), administrative finding or order, or otherwise. For purposes of this provision, "prevailing party" shall be deemed to be Corporation when any member or owner, their successors or assigns, accedes or agrees to the Corporation's notice of default, violation or delinquency after fifteen days have elapsed from receipt of such notice from Corporation. If the Corporation elects to enforce its lien by foreclosure, the unit owner shall be required to pay a reasonable rent for his condominium unit during the litigation and the corporation shall be entitled to the appointment of a receiver to collect such rent. A suit to collect unpaid assessments may be prosecuted by the Association without waiving the lien securing such unpaid assessments.

IN WITNESS WHEREOF the undersigned have executed this Certificate of Amendment on May 16, 1994

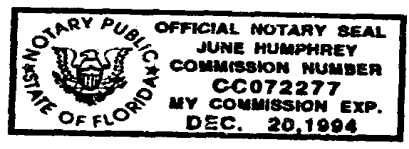
TIMBER RIDGE VILLAGE I CONDOMINIUM ASSOCIATION, INC.

By: Karen G. Balch, President  
Karen G. Balch, President

Attest: George Burton  
George Burton, Secretary

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 1994, by Karen Balch and George Burton, the President and Secretary, respectively, of TIMBER RIDGE VILLAGE I CONDOMINIUM ASSOCIATION, INC., who are personally known to me or who have produced Fla. driver's licenses as identification.



June Humphrey  
Notary Public  
Notary's name: JUNE Humphrey  
State of Florida at Large  
My Commission Expires: 12-20-94  
Commission No.: CC072277

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THIS INSTRUMENT PREPARED BY:  
MICHAEL O'HAIRE  
O'HAIRE, QUINN, CANDLER & O'HAIRE  
3111 CARDINAL DRIVE  
VERO BEACH, FLORIDA 32963

RETURN TO: MICHAEL O'HAIRE