



INSTR 20030159855
OR BK 06835 PG 2120
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
03/21/2003 08:41:13 AM
REC FEE 24.00

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Neal McCulloh, Esquire
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751



CERTIFICATE OF AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS SADDLEBROOK

KNOW ALL MEN BY THESE PRESENTS:

That on this 30 day of January, 2003, the undersigned **SADDLEBROOK COMMUNITY ASSOCIATION, INC.**, pursuant to section 720.306(1)(b), Florida Statutes (2002), hereby certifies that an Amendment to the Declaration, which Amendment is attached hereto and by reference made a part hereof, was duly adopted on the 19th day of August, 2002.

Said Amendment was approved in accordance with the requirements of section 720.306(1)(b), Florida Statutes (2002), specifically requiring an affirmative vote of two thirds (2/3) of the voting interests of the Association. Proper notice was given for the August 19, 2002, meeting pursuant to Article II, section 2.7 of the Bylaws of the Saddlebrook Community Association, Inc., (i.e., the meeting where the said Amendment was passed.) Said Notice stated the purpose, time and place of the meeting.

With the exception of the above Amendment, all other terms and conditions of the DECLARATION OF COVENANTS AND RESTRICTIONS SADDLEBROOK shall remain in full force and effect.

IN WITNESS WHEREOF, SADDLEBROOK COMMUNITY ASSOCIATION, INC. has caused these presents to be executed in its name, this 30 day of January, 2003.

Signed, sealed and delivered
in the presence of:

SADDLEBROOK COMMUNITY ASSOCIATION,
INC.

John R. Swisher
(Sign)

BY: John K. Bruce
(Sign)

FREDERIC R. SWISHER
(Print)

John K. Bruce
(Print)
President

Robert E. Harley
(Sign)

Address: 3913 Furlong Way

ROBERT E HARLEY
(Print)

Do Ha, FL 32734

FRS
(Sign)

FREDERIC R. SWISHOR
(Print)

REH
(Sign)

ROBERT E. HARVEY
(Print)

ATTEST: [Signature]
(Sign)

Marlene Leffler
(Print)
Secretary

Address: 3528 Furlong Way
Gotha, FL 34734

STATE OF FLORIDA :

COUNTY OF ORANGE :

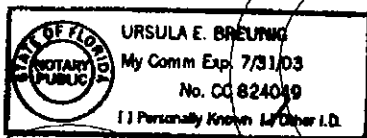
The foregoing Certificate of Amendment was acknowledged before me this 30 day of January, 2003, by John H. Bruce, as President, and Marlene Leffler, as Secretary, of SADDLEBROOK COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced R.D. Ac. as identification.

NOTARY PUBLIC

[Signature]
(sign)

Ursula E. Breunig
(print)

(Notarial Seal)



State of Florida at Large
My Commission Expires: 7-31-03

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**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR SADDLEBROOK COMMUNITY ASSOCIATION, INC.**

Article XI is hereby added as follows (note that additions are indicated by underlining and deletions are indicated by ~~strikeouts~~):

ARTICLE XI

FINES

Section 1. Enforcement Committee. The Board of Directors of the Association may appoint an enforcement committee consisting of at least three Owners, to the extent authorized by the Board of Directors of the Association. The purpose of the enforcement committee shall be to conduct hearings, to make decisions concerning alleged violations of this Declaration by Owners and to levy fines as set forth hereinafter. Owners appointed to the enforcement committee shall not be officers, directors or employees of the Association or the spouse, parent, child, brother or sister of an officer, director or employee of the Association. A majority vote of the enforcement committee is necessary to impose a fine (as more fully set forth below).

Section 2. In addition to all other remedies, and to the maximum extent lawful, in the sole discretion of the enforcement committee, a fine or fines may be imposed upon an Owner for failure to comply with any covenant, restriction, rule or regulation set forth herein or in any of the Association's governing documents, provided the following procedures are adhered to:

- (1) Notice: The Board of Directors of the Association or the enforcement committee shall notify the Owner of the alleged infraction or infractions and provide such individual or entity at least fourteen (14)

days notice of the intent to fine. Included in the notice shall be the date, place and time of a hearing before the enforcement committee at which time the party sought to be fined may present evidence and reasons why the fine(s) should not be imposed.

(2) Hearing: The alleged non-compliance shall be presented to the enforcement committee at a hearing at which time the party sought to be fined for the alleged violation shall have an opportunity to present defenses and reasons why the fine(s) should not be imposed. A written decision of the enforcement committee shall be submitted to the party responsible for the alleged violation not later than twenty-one (21) days after the meeting of the enforcement committee. The party sought to be fined shall have a right to be represented by counsel and to cross-examine witnesses.

(3) Fines and/or Revocation of Certain Privileges: The enforcement committee may impose a reasonable fine not to exceed \$100.00 per violation, or, in the case of a continuing violation, may impose a reasonable fine on the basis of each day of said continuing violation not to exceed \$1,000.00 in the aggregate, against any Owner, tenant, guest and/or invitee.

(4) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalties.

(5) Collection of Fines: Fines shall be a charge and continuing lien against

the subject lot and shall be treated as an assessment, including the right of foreclosure, all as subject to the provisions for the collection of assessments set forth in Article III herein.

- (6) Application of Proceeds: All monies received from fines shall be allocated as directed by the Board of Directors.
- (7) Non-exclusive Remedy: These fines shall not be construed to be the exclusive remedy of the Association, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

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