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OR BK 15252 PG 1689  
Palm Beach County, Florida

This instrument prepared by:  
Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
1818 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE  
BY-LAWS OF  
SPENCER LAKES PROPERTY OWNERS' ASSOCIATION, INC.**

I **HEREBY CERTIFY** that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the By-Laws of Spencer Lakes Property Owners' Association, Inc. The original Declaration is recorded in Official Records Book 2772, Page 918, of the Public Records of Palm Beach County, Florida.

DATED this 5TH day of MAY, 2003.

[Signature]  
Witness  
Patricia Mayo  
Witness

SPENCER LAKES PROPERTY OWNERS' ASSOCIATION, INC.  
By: [Signature]  
President  
Attest: [Signature]  
Secretary  
(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared RUBY THOMAS, the President and JOHN C. JONES JR Secretary of Spencer Lakes Property Owners' Association, Inc., who produced NIA and NIA as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Spencer Lakes Property Owners' Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 6th day of May, 2003.

[Signature]  
Notary Public  
State of Florida at Large  
My Commission Expires:

(SEAL)



**AMENDMENT TO THE  
BY-LAWS OF SPENCER LAKES PROPERTY OWNERS' ASSOCIATION, INC.**

The original Declaration of Covenants and Restrictions is recorded in Official Records Book 2772 at page 918 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

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**There shall be a new Article XIII added to the Association By-Laws which shall provide as follows:**

**ARTICLE XIII  
AUTHORITY TO FINE**

The Association may impose fines against any Owner for any violation of the Declaration, the Articles of Incorporation, the Bylaws and Rules and Regulations, as amended from time to time; and/or violations of law.

Each and every violation shall be the responsibility of the Owner regardless of whether the offending party is the Owner or the Owner's tenant, family, agent, guest or invitee.

No fine shall be imposed against an Owner for a violation unless and until the offending party has been given written notice of the violation and an opportunity to appear and be heard before a committee.

The amount of the fine may be up to the maximum amount permitted by law. Any fine levied shall be deemed an assessment and collectible in the same manner as an assessment.

This fine system may be invoked independently of or concurrently with any other remedy. As such, the fine system is not a condition precedent to the Association's pursuit of other remedies available to it under the Declaration, Articles of Incorporation and Bylaws or under the law.