

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
THE CLOISTER CONDOMINIUM

The undersigned, being more than three-fourths (75%) of the unit owners of the property described in that certain Declaration of Condominium of The Cloister Condominium recorded in Vol. 3876, Page 450, of the Official Records of Duval County, Florida, and thereafter amended by "First Amendment to Declaration of Condominium of The Cloister Condominium" recorded in Vol. 3900, page 565, of the Official Records of Duval County, Florida, herein-after called "Declaration of Condominium" and by this reference made a part hereof, do hereby further amend said Declaration of Condominium as follows:

1. Subparagraph VIII(A) on page 6 is hereby amended by striking the first five (5) lines and substituting therefor the following:

This Declaration may be modified or amended at any regular or special meeting of the unit owners to be held in accordance with the By-Laws by the affirmative vote of not less than two-thirds (2/3) of the total unit owners. Such amendment shall be evidenced by a certificate executed by the Association in recordable form in accordance with the Florida Condominium Act. The amendment shall become effective upon the recording of such certificate in the public records of Duval County, Florida; provided:

2. Paragraph IX on page 7 is hereby amended to read as follows:

By-Laws.

The operation of the condominium property shall be governed by the By-Laws of The Cloister of Atlantic Beach Condominium Association, Inc., a copy of which is attached hereto and made a part hereof as Exhibit F. This Declaration may be amended in the same manner as required for an amendment to the By-Laws when the Declaration is being amended solely for the purpose of setting forth or affixing an amendment of the By-Laws thereto.

3. Subparagraph X(C)(5) on page 8 is hereby amended by adding the following sentence thereto:

In order to enforce compliance with such rules and regulations the Association, acting through its Board of Directors, shall have the right to assess fines for each violation of the rules and regulations in an amount to be specified in the By-Laws.

4. Subparagraph XIII(C) on page 9 is hereby amended by striking the words "the rate of nine percent (9%) per annum" and substituting therefor the words "at the highest rate permitted under law, but in no event in excess of eighteen percent (18%) per annum".

Mail To: ✓

5. Paragraph XVIII on page 12 is hereby amended by adding the following sentence thereto:

In any proceeding arising because of the failure of a unit owner to comply with any terms of this Declaration of Condominium, the By-Laws, or the rules and regulations the Association shall be entitled to recover the cost of such proceeding and reasonable attorney's fees at all trial and appellate levels as may be awarded by the court.

6. Paragraph XXIII on page 14 is hereby amended by striking the heading "Obligations to Members" and substituting therefor the heading "Obligations of Members".

7. Subparagraph XXIII(C) on pages 14 and 15 is hereby amended to read as follows:

Not use or permit the use of his unit for a purpose other than as a single family residence for himself, members of his family, social guests or tenant and not to rent his unit to more than one family at a time.

8. Paragraph XXIII on page 14 is hereby amended by adding thereto a new subparagraph (Q) on page 16 to read as follows:

(Q) Not to rent his unit for a continuous period of less than one month.

9. The By-Laws of The Cloister of Atlantic Beach Condominium Association, Inc. having been amended in accordance with the provisions of this Declaration of Condominium, the Articles of Incorporation, and the By-Laws a copy of same is attached hereto and made a part hereof as Exhibit F to the Declaration of Condominium in substitution for the previous Exhibit F which is hereby deleted in its entirety.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed in its behalf and the requisite number of unit owners have executed the same on the separate pages annexed hereto, as of the 26th day of August, 1981.

Signed, sealed and delivered in the presence of:

Frances B. Shepard

Alvin H. Gross

THE CLOISTER OF ATLANTIC
BEACH CONDOMINIUM
ASSOCIATION, INC.

BY: Alvin H. Gross
President

ATTEST: Louise M. Clark
Secretary

STATE OF FLORIDA } ss:
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day of September, 1981, by Alvin H. Gross, President, and Louise M. Clark, Secretary, of THE CLOISTER OF ATLANTIC BEACH CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, on behalf of the corporation.

Frances B. Shepard
Notary Public
State of Florida at Large

My commission expires: 11/1/87
Notary Public, State of Florida at Large
Commission Expires Dec. 31, 1987

ATTACHED TO AND MADE A PART OF SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM OF THE CLOISTER CONDOMINIUM

George R. Goetz

Angeline Goetz

EXECUTED, this 6th day of October, 1981.

Witnesses:

Catherine W. White

(SEAL)

Shirley E. Conley

(SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this
day of *Oct* October, 1981, by Dr. and Mrs. George R. Goetz.

[Signature]
Notary Public, State of Florida
at Large
My Commission expires

Notary Public, State of Florida & Clerk
My Commission Expires July 17, 1984
Notarized This Day At [illegible]

81-79396

Dec 18 2 21 PM '81

FILED IN RECORDS
RECORDS SECTION