

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF FAIRWAY OAKS VILLAS, A CONDOMINIUM**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF FAIRWAY OAKS VILLAS, A CONDOMINIUM is made this 16<sup>th</sup> day of October, 2004, by FAIRWAY OAKS VILLAS CONDOMINIUM ASSOCIATION, INC., as follows:

**RECITALS:**

WHEREAS, AMELIA ISLAND COMPANY, a Delaware corporation, has caused to be recorded that certain Declaration of Condominium of Fairway Oaks Villas, A Condominium, which is recorded in Official Records Book 0160, Page 0366, et seq., of the public records of Nassau County, Florida (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, FAIRWAY OAKS VILLAS CONDOMINIUM ASSOCIATION, INC., is desirous of amending the Declaration in accordance with the procedures set forth in Article 10 (c) of the Declaration.

NOW THEREFORE, in accordance with the procedure set forth in Article 10 (c) of the Declaration, and after adoption by affirmative vote of not less than two-thirds (2/3) of all Unit Owners, the following amendment is hereby recorded and shall hereinafter be made a part of the Declaration:

(Note: The existing provisions to be deleted are lined through, the proposed new provisions are underlined.)

**a. Article 17 of the Declaration is amended as follows:**

17. The common expenses of the Association as determined by the Board of Directors, shall be payable monthly. The monthly assessments are due on the 1<sup>st</sup> day of each month. Payments received after the 20<sup>th</sup> of the month will be charged a late fee of \$25.00 per month. The Association is entitled to a lien upon a Condominium Parcel for any unpaid assessment and the method of enforcing such lien shall be as set forth in ~~§ 711.15, 718~~ Florida Statutes, as the same shall exist from time to time. Such lien shall also secure a reasonable attorney's fee and court

THIS INSTRUMENT PREPARED BY & RETURN TO:  
A. J. TOMASETTI, ATTORNEY AT-LAW  
P. O. BOX 1443  
FERNANDINA BEACH, FLORIDA 32034

costs incurred by the association incident to the collection of such assessments or enforcement of such lien which the Unit Owner hereby agrees to pay. If such lien be foreclosed, the delinquent Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel during the pendency of the foreclosure, and the Association shall be entitled to the appointment of a receiver to collect the same, and such rental shall also be secured by the lien. The Association is also entitled to eighteen percent (18%) per annum interest on all unpaid assessments from the Unit Owner.

**b. Except as expressly modified herein, the Declaration recorded in Official Records Book 0160, Page 0366 et. seq. of the Public Records of Nassau County, Florida, shall remain in full force and effect.**

IN WITNESS WHEREOF, FAIRWAY OAKS VILLAS CONDOMINIUM ASSOCIATION, INC., has caused this instrument to be executed by its duly authorized representative this 15<sup>th</sup> d a y of July, 2009.

Signed, sealed and delivered in the presence of:

FAIRWAY OAKS VILLAS CONDOMINIUM ASSOCIATION, INC.

Kathleen S. Lawler

By: Betty J. Bremson  
President

Shirleen S. Reeves

Jamuk Blanan  
Secretary

STATE OF FLORIDA )  
COUNTY OF NASSAU )

The foregoing instrument was acknowledged before me this the 15<sup>th</sup> day of July, 2009, by Betty J. Bremson, who is personally known to me, or who has produced his drivers license or other type of identification \_\_\_\_\_ and who did take an oath.

Kathleen S. Lawler  
Notary Public  
My Commission Expires: 5-1-10

(Typed, Stamped or Printed)

NOTARY PUBLIC-STATE OF FLORIDA  
Kathleen S. Lawler  
Commission # DD546976  
Expires: MAY 01, 2010  
Bonded Thru Atlantic Bonding Co., Inc.