

**APPROVED AMENDMENT TO BYLAWS OF
LAKE FOREST CONDOMINIUM ASSOCIATION OF PINELLAS COUNTY, INC.**

Insertions are underlined; deletions are ~~stricken through~~

* * * Indicates no text affected

1. Amend Article 2, Section 2.5(b)(1) of the Bylaws to read as follows:

ARTICLE 2

BOARD OF DIRECTORS

* * * *

Section 2.5 POWERS OF BOARD OF DIRECTORS.

* * * *

(b) The board has the power to adopt and amend rules and regulations (the "Regulations") as authorized by Section 5.3(a) of the Articles, except the power to adopt or amend the regulations shall be limited so that all regulations and their amendments (except the initial regulations and their amendments) shall be repealed if written notice of an objection to any regulation or amendment is filed by a majority of the members within ninety days after notice of the adoption of the regulation or amendment is furnished to the members. The regulations of the association, until amended, shall be as set forth in Exhibit "1" attached hereby by reference, and as supplemented by the following provision which is intended to clarify all previously Regulations on the subject matter, and be operative in connection with future Regulations which may address the subject matter:-

(1) Pets. A unit owner may keep no more than two (2) domesticated dogs, of gentle disposition, in his or her unit at any time, ~~neither of which can be more than eighteen (18) inches in height.~~ Under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull" (as hereinafter defined), Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds, be permitted on any portion of the Property. A "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or Unit Kennel Club for any of the above breeds. Domesticated cats, fish, birds, and hamsters are permitted in condominium units, provided they are properly confined or caged, and provided they are not bred for

Prepared By and Return to:
Bennett L. Rabin, Esquire
Brudny & Rabin, P.A.
200 North Pine Avenue
Oldsmar, Florida 34677

**NOTICE OF MEMBERSHIP ACTION OPTING-OUT OF STATUTORY GUIDELINES FOR
REPAIR OR RECONSTRUCTION EXPENSES FOLLOWING A CASUALTY
FOR
LAKE FOREST, A CONDOMINIUM**

This is to certify that a majority of the total voting interests of Lake Forest Condominium Association of Pinellas County, Inc. (the "Association"), at a duly noticed meeting held November 18, 2008, voted to opt-out of the provisions of Section 718.111(11)(j), of the Florida Statutes, pursuant to the authority vested in the membership in subparagraph (k) of the cited provision, as it relates to the allocation of repair or reconstruction expenses following a casualty, so as to be bound by the repair or reconstruction expense provisions provided in the Declaration of Condominium.

The Declaration of Condominium of Lake Forest, a Condominium, was originally recorded in Official Records Book 6000, Page 1082, Public Records of Pinellas County, Florida, and it exists as subsequently amended. The Condominium Plat related thereto is found in Condominium Plat Book 84, Page 56, aforesaid records.

IN WITNESS WHEREOF, LAKE FOREST CONDOMINIUM ASSOCIATION OF PINELLAS COUNTY, INC. has caused this instrument to be signed by its duly authorized officer on this 11 day of December, 2008.

Joseph Abrantes
Signature of Witness #1

Joseph Abrantes
Printed Name of Witness #1

Kimberly Gilkey
Signature of Witness #2

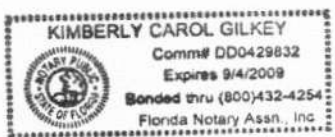
Kimberly Gilkey
Printed Name of Witness #2

LAKE FOREST CONDOMINIUM
ASSOCIATION OF PINELLAS COUNTY, INC.

By: Richard F. Ames
Rick Ames, President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 11 day of December, 2008, by Rick Ames, as President of Lake Forest Condominium Association of Pinellas County, Inc., on behalf of the corporation, who is personally known to me or has or has produced _____ as identification.



Kimberly Carol Gilkey
Notary Public
Kimberly Carol Gilkey
Printed Name

- (i) The association may amend the declaration of condominium without regard to any requirement for approval by mortgagees of amendments affecting insurance requirements for the purpose of conforming the declaration of condominium to the coverage requirements of this subsection.
- (j) Any portion of the condominium property that must be insured by the association against property loss pursuant to paragraph (f) which is damaged shall be reconstructed, repaired, or replaced as necessary by the association as a common expense. All property insurance deductibles, uninsured losses, and other damages in excess of hazard insurance coverage under the property insurance policies maintained by the association are a common expense of the condominium, except that:
 1. A unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds, if such damage is caused by intentional conduct, negligence, or failure to comply with the terms of the declaration or the rules of the association by a unit owner, the members of his or her family, unit occupants, tenants, guests, or invitees, without compromise of the subrogation rights of the insurer.
 2. The provisions of subparagraph 1. regarding the financial responsibility of a unit owner for the costs of repairing or replacing other portions of the condominium property also apply to the costs of repair or replacement of personal property of other unit owners or the association, as well as other property, whether real or personal, which the unit owners are required to insure.
 3. To the extent the cost of repair or reconstruction for which the unit owner is responsible under this paragraph is reimbursed to the association by insurance proceeds, and the association has collected the cost of such repair or reconstruction from the unit owner, the association shall reimburse the unit owner without the waiver of any rights of subrogation.
 4. The association is not obligated to pay for reconstruction or repairs of property losses as a common expense if the property losses were known or should have been known to a unit owner and were not reported to the association until after the insurance claim of the association for that property was settled or resolved with finality, or denied because it was untimely filed.
- (k) An association may, upon the approval of a majority of the total voting interests in the association, opt out of the provisions of paragraph (j) for the allocation of repair or reconstruction expenses and allocate repair or reconstruction expenses in the manner provided in the declaration as originally recorded or as amended. Such vote may be approved by the voting interests of the association without regard to any mortgagee consent requirements.
- (l) In a multicondominium association that has not consolidated its financial operations under s. 718.111(6), any condominium operated by the association may opt out of the provisions of paragraph (j) with the approval of a majority of the total voting interests in that condominium. Such vote may be approved by the voting interests without regard to any mortgagee consent requirements.
- (m) Any association or condominium voting to opt out of the guidelines for repair or reconstruction expenses as described in paragraph (j) must record a notice setting forth the date of the opt-out vote and the page of the official records book on which the declaration is recorded. The decision to opt out is effective upon the date of recording of the notice in the public records by the association. An association that has voted to opt out of paragraph (j) may reverse that decision by the same vote required in paragraphs (k) and (l), and notice thereof shall be recorded in the official records.
- (n) The association is not obligated to pay for any reconstruction or repair expenses due to property loss to any improvements installed by a current or former owner of the unit or by the developer if the improvement benefits only the unit for which it was installed and is not part of the standard

Prepared By and Return to:
Bennett L. Rabin, Esquire
Brudny & Rabin, P.A.
200 North Pine Avenue
Oldsmar, FL 34677-4613

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2008337431 12/19/2008 at 11:52 AM
OFF REC BK: 16455 PG: 566-567
DocType:RST RECORDING: \$18.50

**CERTIFICATE OF AMENDMENT TO BYLAWS OF
LAKE FOREST CONDOMINIUM ASSOCIATION OF PINELLAS COUNTY, INC.
AN EXHIBIT TO
THE DECLARATION OF CONDOMINIUM FOR
LAKE FOREST, A CONDOMINIUM**

This is to certify that at a duly called meeting of the members of Lake Forest Condominium Association of Pinellas County, Inc. (the "Association") held on November 18, 2008, at which a quorum of the voting interests were present, the Amendments to the Bylaws of the Association, attached hereto, were duly adopted by the Board of Directors and the membership as required by Article 14, Section 14.2(a). The Bylaws are an exhibit to the Declaration of Condominium for Lake Forest, a Condominium, originally recorded in Official Records Book 6000, Page 1082, Public Records of Pinellas County, Florida, and as it exists as originally recorded and subsequently amended. The Condominium Plat related thereto is found in Condominium Plat Book 84, Page 56, aforesaid records. The attached consists of one page.

IN WITNESS WHEREOF, LAKE FOREST CONDOMINIUM ASSOCIATION OF PINELLAS COUNTY, INC., has caused this instrument to be signed by its duly authorized officer on this 11 day of December, 2008.

Joseph Abrantes
Signature of Witness #1
Joseph Abrantes
Printed Name of Witness #1
Kimberly Gilkey
Signature of Witness #2
Kimberly Gilkey
Printed Name of Witness #2

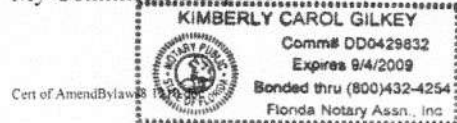
LAKE FOREST CONDOMINIUM
ASSOCIATION OF PINELLAS COUNTY, INC.

Rick Ames
Rick Ames, President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 11 day of December, 2008, by Rick Ames, as President of Lake Forest Condominium Association of Pinellas County, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

My Commission Expires:



Kimberly Carol Gilkey
Notary Public - State of Florida at Large