

INSTR # 2006091540

O BK 16146 PG 0504

Pgs 0504 - 505; (2pgs)

RECORDED 02/22/2006 02:51:08 PM

PAT FRANK CLERK OF COURT

HILLSBOROUGH COUNTY

DEPUTY CLERK S Meany

For use by Clerk's Office only

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FORREST CLUB, UNIT 28**

Forest Club Homeowners Association, Inc., a not-for-profit corporation organized under the law of the State of Florida ("Association"), hereby certifies as follows:

RECITALS:

A. The Declaration of Covenants, Conditions and Restrictions for Forrest Club, Unit 26 was recorded in Official Records Book 4843, Page 1065, public records of Hillsborough County, Florida, as may have been amended from time to time (the "Declaration").

B. Article X, Section 4 of the Declaration states that the Declaration may be amended by the voting members in accordance with the provisions therein.

C. The following amendment to the Declaration was adopted by the requisite number of voting members at a meeting of the Association members duly called and noticed in accordance with the Declaration and the Association's Bylaws on JUNE 25, 2002.

ACCORDINGLY, the Declaration was amended in the manner as set forth below, as evidenced by this Certificate, pursuant to Article X, Section 4 of the Declaration (where applicable, double-underlined text indicates text which has been added and ~~strikethrough-text~~ indicates text which has been deleted):

1. Article X, Section 2 is amended as follows:

Section 2. Enforcement. The Association, the Declarant and any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges, rules or regulations now or hereafter imposed by, or pursuant to, the provisions of this Declaration or as may be expressly authorized by deed restrictions as described in Section 1 of this Article. Failure of the Association, Declarant, or any Owner to enforce any covenant or restriction herein or therein contained shall in no event be deemed a waiver of the right to do so thereafter. If a person or party is found in the proceedings to be in violation of or attempting to violate the provisions of this Declaration or such deed restrictions, he shall bear all expenses of the litigation, including court costs and reasonable attorney's fees, including those on appeal, incurred by the party enforcing them. Declarant and Association shall not be obligated to enforce this Declaration or such deed restrictions and shall not in any way or manner be held liable or responsible for any violation of this Declaration or such deed restrictions by any person other than itself. In addition to the foregoing, the Association shall have the right and authority, without the

duty to impose fines for violations to the Declaration, subject to procedural requirements and maximum fines established by law.

IN WITNESS WHEREOF, the Association hereby certifies and affirms that the amendments contained herein have been approved in accordance with Chapters 617 and 720, Florida Statutes, and also in accordance with the Declaration and the Association's Bylaws, and the Association has caused this Certificate of Amendment to be executed by its authorized officers and has caused its corporate seal to be affixed hereto this 20th day of February, 2006.

WITNESSES:

FOREST CLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]
Print Name: Sandra Daubach

By: [Signature]
Name: Jon L. Courson President
Title: President
Box 2, 3017 Pine Club Dr, Plant City, FL 33566

[Signature]
Print Name: Peter Murphy

Attest: [Signature]
Name: Ken Drummond
Title: Secretary

[Signature]
Print Name: Peter Murphy

[Signature]
Print Name: PEGGY COURSON

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Hillsborough

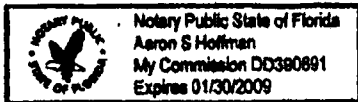
The foregoing instrument was acknowledged before me this 22 day of Feb., 2006, by Jon L. Courson and Ken Drummond, as President and Secretary, respectively, of FOREST CLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation. They are personally known to me or have produced Driver's Lic as identification.

My Commission Expires:

[Signature]
(Signature)

(AFFIX NOTARY SEAL)

Name: Aaron S. Hoffman
(Legibly Printed)
Notary Public, State of Florida



DD390891
(Commission Number, if any)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2006



PAT FRANK, CLERK OF CIRCUIT COURT
BY [Signature]
DEPUTY CLERK

**Forest Club Homeowners
Association, Inc.**

Deed Restricted Documents

**Procedural
Requirements**

FOREST CLUB HOMEOWNERS ASSOCIATION, INC.
PROCEDURAL REQUIREMENTS

Board Procedures to address Covenants/Restrictions Infractions and Appeal/Redress Process for Homeowners:

1. Initial contact will be an informal telephone call made by a Board Member to the Homeowner explaining the nature of the non-compliance issue(s).
2. An initial Board letter ("Notice of Covenants/Restrictions Infraction," copy attached) will be sent to the Homeowner for notification of infraction. Homeowner will be provided with a "Homeowner Response Form" (copy attached) at this time for the purpose(s) of:
 - (a) Responding to the Board letter;
 - (b) Notifying the Board of intent/manner in which compliance with Covenants/Restrictions will be undertaken;
 - (c) Requesting to appear before the Board, all within (10) days of receipt of letter.
3. If the issue(s) is still unresolved or if there is no response from Homeowner after this initial step a 2nd Board letter ("Notice of Covenants/Restrictions Infraction,") will be sent via Certified Mail. Homeowner will again be provided with a "Homeowner Response Form" at this time for the purpose(s) of:
 - (a) Responding to the Board letter;
 - (b) Notifying the Board of intent/manner in which compliance with Covenants/Restrictions will be undertaken;
 - (c) Requesting to appear before the Board, all within ten (10) days of receipt of certified letter.
4. If the issue(s) is still unresolved or if there is no response from Homeowner after this step, then a fine of \$100 (one hundred) per occurrence will be levied by the Board with 2/3 approval. A notification of intent to levy a fine will be sent to Homeowner via Certified Mail. The Homeowner will have the right to appeal the Board's decision to levy a fine before a "Homeowner Review/Arbitration Committee".

5. The Board may place a Lien upon the Homeowner's property to recover the cost incurred by the Association of bringing the property under compliance.

6. The Homeowner Review/Arbitration Committee shall mean and refer to persons designated from time to time to perform the duties of the Committee. Their duties will be to review the Board action on a specific violation or violations as requested by a homeowner.

This Committee will be formed on an as needed basis, and will be comprised of three (3) non-adjacent homeowners selected by the Board/Appellant.

Notice of Covenants/Restrictions Infraction

From: The Board of Directors
Forest Club Homeowners Association, Inc.

Date: _____

To: _____

Plant City, FL 33566

FIRST Written Notice

FINAL Written Notice

Informal Notification To: _____ By: _____ On _____

First Written Notice To: _____ By: _____ On: _____

1. In accordance with the "Declaration of Covenants, Conditions, and Restrictions of Forest Club" the Forest Club Homeowners Association has determined that you are in violation of one or more of the Covenants, Restrictions, or Conditions contained therein. Violations are listed below in paragraph 2.

2. Violations

Article/Section	Description of Violation

A fine of \$ _____ is imposed for violation of _____ as described above. (article/section)

See attached sheet for any additional violations if applicable.

3. Request you complete form (Homeowner Response Form) indicating your intended course of action to correct listed violations, pay applicable fine, or appeal the Boards findings to the Homeowner Review/Arbitration Committee. You can mail or hand-deliver your Homeowner Response Form to any Board Member. Failure to respond to this notice could result in a lien on your property to recover cost as per Article VIII, Section 14 and Article X, Section 2 of the Declaration. Your response is required no later than 10 days after receipt of this letter.

The Board of Directors
Forest Club Homeowners Association, Inc.
P. O. Box 5484
Plant City, FL 33563-0044

HOMEOWNER RESPONSE FORM

From: _____

Date: _____

Plant City, Florida 33566

To: The Board of Directors
Forest Club Homeowners Association, Inc.
P. O. Box 5484
Plant City, FL 33563-0044

Subject: Homeowner Response to "Notice of Covenants/Restrictions Infraction"
dated _____.

1. I have reviewed the "Notice of Covenants/Restrictions Infraction" form and
have decided to follow the below course of action:

- Appeal Boards decision to the "Homeowner Review/Arbitration
Committee".
- Repair all listed infractions. Planned actions are listed in paragraph
(2) below.
- Pay applicable fine.
- Take no action. (could result in a lien being placed on your home)
- Other. (explain) _____

2. Planned actions by Homeowner

Article/section	Description of Action
_____	_____
_____	_____
_____	_____
_____	_____

If a contractor/tradesman will be used, please include Name and Phone number
If a building permit is required, please attach a copy.

3. The above work will be completed by (date) _____

Homeowner's Signature