

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF PARK LAKE AT PARSONS CONDOMINIUM

WE HEREBY CERTIFY that the attached Amendment of Declaration of Condominium of Park Lake at Parsons Condominium, originally recorded in Official Records Book 16007, Page 1415-1532, of the Public Records of Hillsborough County, Florida, was duly adopted in the manner provided in the Governing Documents at a meeting held November 16, 2018.

IN WITNESS WHEREOF, we have affixed our hands on this 20th day of November 2018, at Brandon, FL, Hillsborough County, Florida.

WITNESSES:

**PARK LAKE AT PARSONS
CONDOMINIUM ASSOCIATION**

Jenice Powell
PRINTED NAME: Jenice Powell

By: *Cady Powell*
Signature

Stephanie Acito
PRINTED NAME: Stephanie Acito

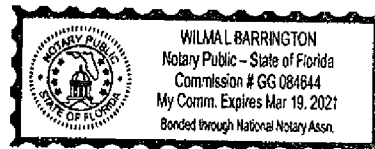
Cady Powell - Vice President
Printed name and title

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing was acknowledged before me this 20th day of November, 2018, by Cady Powell as Vice President, of Park Lake at Parsons, LLC/Park Lake at Parsons Condominium Association, and he/she acknowledged before me that he/she freely and voluntarily executed the same as such officer, under authority vested in him/her by Park Lake at Parsons Condominium Association documents, who are personally known to me or who produced identification of: _____, and who did/did not take an oath.

Wilma L. Barrington
Notary Public
Commission Expires: March 19, 2021

(SEAL)



PROPOSED AMENDMENT #1
TO THE
DECLARATION OF CONDOMINIUM OF
PARK LAKE AT PARSONS
A CONDOMINIUM

It is proposed that subparagraph (f) of Section 14 of the Declaration shall be amended to read as follows:

14. ASSESSMENTS, LIABILITY, LIEN, INTEREST, COLLECTION.

(f) Regarding any assessment, regular or special, that is not paid within ten (10) days of the due date thereof, the Association shall be entitled to collect (i) interest at a rate determined by the Association, which shall not exceed the highest rate allowed by law and shall accrue from the due date until the date of payment, plus (ii) an administrative late fee of \$25.00 for each such delinquent payment. These charges are in addition to any lien rights the Association may have under subsection (e) above. The Association may permit the payment of assessments to be made by credit card directly to the Association's bank. Any assessment paid by credit card shall be subject to a convenience fee, not to exceed the maximum amount provided by law. Any assessment paid by credit card shall be considered late and subject to an administrative late fee unless the payment is received by the Association's bank prior to the date in which an assessment is considered late.

Note: Words in ~~struck through~~ type are deletions from the text; words in underlined type are additions (underlining of headings excepted).

PROPOSED AMENDMENT #2
TO THE
DECLARATION OF CONDOMINIUM OF
PARK LAKE AT PARSONS
A CONDOMINIUM

It is proposed that subparagraph (g) of Section 14 of the Declaration shall be amended to read as follows:

14. ASSESSMENTS, LIABILITY, LIEN, INTEREST, COLLECTION.

(g) Unless the Florida Condominium Act provides for a great liability, ~~a~~ A Unit Owner, regardless of how his or her title has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure is liable for all assessments which come due while he or she is the Unit Owner. Additionally, a Unit Owner is jointly and severally liable with the previous Unit Owner for all unpaid assessments that came due up to the time of transfer of title. This liability is without prejudice to any right the Unit Owner may have to recover from the previous Unit Owner the amounts paid by the Unit Owner. Unless the Florida Condominium Act provides for a greater liability, ~~t~~he liability of a first mortgagee or its successors or assignees who acquire title to a Unit by foreclosure or deed in lieu of foreclosure for the unpaid assessments that became due prior to the mortgagee's acquisition of title is limited to the lesser of

(i) The Unit's unpaid common expenses and regular periodic assessments which accrued or came due during the six (6) months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or

(ii) One percent (1%) of the original mortgage debt. The provisions of this Section shall not apply unless the first mortgagee joined the Association as a defendant in the foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location which was known to or reasonably discovered by the mortgagee.

Note: Words in ~~struck-through~~ type are deletions from the text; words in underlined type are additions (underlining of headings excepted).

The person acquiring title shall pay the amount owed to the Association within thirty (30) days after transfer of title. Failure to pay the full amount when due shall entitle the Association to record a claim of lien against the Parcel and proceed in the same manner as provided in this section for the collection of unpaid assessments.

Note: Words in ~~struck-through~~ type are deletions from the text; words in underlined type are additions (underlining of headings excepted).