

FILED FOR RECORD
REC'D - COUNTY CLERK
JAN 10 1967
OFFICE OF CIRCUIT COURTDECLARATION OF CONDOMINIUM AND BYLAWS

1967 DEC -1 PM 4:13

CAMPER'S HOLIDAY, A CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS, that CAMPER'S HOLIDAY OF AMERICA, INC., a Florida corporation, hereinafter called "Developers", does hereby submit to condominium ownership, pursuant to Chapter 711, Florida Statutes, the following described land and improvements thereon and all improvements hereafter erected thereon, situate, lying and being in the County of Hernando, State of Florida, to-wit:

All that tract or parcel of land lying and being in Sec. 24, Twp. 23 S, Rge. 19 E, Hernando County, Florida, being more particularly described as follows:

Commence at the S.W. corner of Sec. 24, Twp. 23 S., Rge. 19 E., thence S 89-38-54 E. along the south line of said section 180.02' to the Point of Beginning; thence continue S. 89-38-54 E, 1619.98'; thence N. 00-01-56 E., 1317.23'; thence N. 89-49-03 W., 1615.03'; thence S. 00-10-57 W., 240'; thence N. 89-49-03 W., 152.83' to the easterly R/W of 60' State Road 581; thence S. 00-01-56 W., 50' along the easterly R/W of State Road 581, said R/W being parallel to the west line of Sec. 24, Twp. 23 S., Rge. 19 E.; thence S 89-49-03 E., 152.69'; thence S. 00-10-57 W., 1022.49' to the P.O. B.

The above described property subject to this Declaration of Condominium shall be subject to the following provisions, restrictions, reservations, covenants, conditions and easements:

(a) Easement in favor of Developers and its assigns for utilities included, but not necessarily limited to, electrical, water distribution and sewage collection systems, telephone, cable television and gas.

(b) Rights reserved to the Developers and their assigns

1) Name. The name by which this condominium shall be known and identified is CAMPER'S HOLIDAY, a Condominium.

2) Purpose. The purpose of this Declaration is to submit the lands described in this instrument and the improvements constructed and to be constructed thereon to the condominium form of ownership and use in the manner provided by Chapter 711, Florida Statutes, hereinafter called the Condominium Act.

3) Condominium Act. Chapter 711, Florida Statutes, is incorporated by reference herein and the provisions thereof shall apply to this condominium except in the case of discretionary provisions provided for under said Act in which cases the provisions of this Declaration and the attached bylaws shall be controlling.

4) Survey, Floor Plan, and Unit Descriptions. A survey of the land subject to this Declaration and Plot Plan locating the existing and proposed units, identifying each unit, the common elements and their relative locations and dimensions is attached hereto as EXHIBIT "A" and incorporated by this reference herein. The individual units in EXHIBIT "A", are identified as A1-A80, B1-B58, C1-C80, and D1-D82, inclusive. The locations, dimensions and descriptions of the individual condominium units shall be as described in Exhibit "A". In the event the actual physical location of the structures as hereafter defined constituting a portion of any such unit at any time do not exactly coincide with EXHIBIT "A", the actual physical location thereof shall control. In the event of a total or substantial destruction of a structure, the locations, dimensions and descriptions thereof as contained in EXHIBIT "A" will then control.

5) Unit or Campsite. A unit, sometimes also referred to herein as a campsite, shall consist of space bounded by a vertical projection of the respective unit boundary line shown on the plat attached hereto as Exhibit "A" and shall include the property running from the plane of the ground as may exist or from the plane of the bottom of the foundation or floor of any structure as may exist to the plane of the roof or top of such structure and shall include any roof overhang, projecting eaves, and all projecting integral parts of the structure. No unit or unit structure shall exceed 12 feet in height and the total surface area of all unit structures on any campsite shall not exceed 15% of the total surface square foot area of said campsite. Each unit or campsite shall be subject to an easement 10 feet wide along the rear line and 5 feet wide along the front and side lines for utilities and no unit structure may be constructed thereon. Each such unit, together with all appurtenances thereto, shall constitute a separate parcel of real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property independently of all other parts of the condominium property, subject only to the provisions and restrictions of this Declaration and the bylaws of the association of unit owners.

6) Appurtenances to Units. The ownership of each unit or camp

- b) An undivided share of the common elements and the right to use the common elements, subject to the provisions, rules and restrictions provided for herein, in conjunction with other unit owners.

The ownership of each unit shall also include a perpetual easement of ingress and egress thereto along the roads and walkways designated on EXHIBIT "A", attached hereto.

7) Improvements. It is contemplated that one or more of the following improvements will be constructed on each unit or campsite, each of such improvements shall constitute a part of such campsite or unit and such improvements shall be constructed substantially in accordance with the plans and specifications approved by the Developer: Patio slab; table shelter; kitchen pantry; fireplace structure; table; commode and sink; and shelter auxiliary building.

8) Common Elements. The common elements shall include: all recreation areas, recreation building and country store, swimming pool, restrooms, water and sewer lines and water and sewer plants and other facilities for furnishing utility services to the condominium units and the common elements; utility rooms and all utility services which are available to more than one condominium unit; lake, riding and walking trails, roads, drives and sidewalks; and all of the above described land and improvements subject to this Declaration not included within the boundaries of the individual units. Each unit or campsite owner shall be entitled to equal and full use and enjoyment of all the common elements except as they may be restricted by regulations duly adopted by the Association's Board of Directors, which usage shall always be in recognition of the mutual rights and responsibilities of each of the unit or campsite owners. In this connection, the right to full use and enjoyment of the common elements by each unit owner shall be subject to reciprocal rights of use by campers who own units or lots in campgrounds in other states which have reciprocal rights of visitation and use with the owners of the units of Camper's Holiday.

9) Common Expenses. The common expenses shall include the costs of operation, maintenance and repair of the common elements including taxes thereon, fire and liability insurance as provided hereinafter, costs of management of the condominium, administrative costs of the Association including professional fees and expenses, cost of water, electricity and other utilities (not charged to specific condominium units) and supplies used in conjunction with the common elements and any other costs and expenses that may be duly incurred by the Association through its Board of Directors from time to time in operating, protecting, managing, and conserving the condominium property and in carrying out its duties and responsibilities as provided by the Condominium Act, this Declaration or the Bylaws. The common expenses shall include electricity to the units provided that if a unit owner uses electricity for air-conditioning or heating units, the unit owner shall at the option of the association either be billed additionally for the amount of

exterior surface, nor plant any plantings, nor erect any exterior lights, nor erect or attach any structures or fixtures within the common elements without the written consent of the Association. Each unit owner shall be liable for the payment of his share of the common expenses in accordance with the proportions as provided hereafter.

10) Percentage of Ownership and Share of Common Expenses. Each unit campsite owner shall own an equal undivided share of the common elements, it being the intention hereof that if there are 100 units, each unit owner will own an undivided 1/100th of the common elements. Each unit campsite owner shall share common expenses and own common surplus equally, it being intended that if there are 100 units each unit owner would be responsible for 1/100th of the total common expenses as the same are hereinabove defined.

11) Association. The Association which will be responsible for the operation of the condominium will be an unincorporated association known as CAMPER'S HOLIDAY ASSOCIATION. All persons owning a vested present interest in the fee title to any of the condominium units, which interest is evidenced by a duly recorded proper instrument in the Public Records of Hernando County, Florida, shall automatically be members of the Association and their respective memberships shall terminate as their vested interest in the fee title terminates. All of the affairs and property of the condominium and of the Association shall be controlled by the Board of Directors of the Association consisting of not less than three (3) nor more than fifteen (15) members who shall be elected annually by the members entitled to vote. The Association shall have the power to make and collect assessments and to maintain, repair and replace the common elements and to mow and maintain the yard areas of the individual units. The Bylaws governing the operation of the condominium and of the Association are attached hereto, marked EXHIBIT "B" and by reference made a part hereof. No modification or amendment to these Bylaws shall be deemed valid unless set forth in or annexed to a duly recorded amendment to this Declaration in accordance with the formalities set forth in paragraph 21 hereafter providing for amendments.

12) Voting Rights. Each condominium unit shall be entitled to one vote at meetings of the Association. In the event of joint ownership of a condominium unit, the vote to which that unit is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of such joint owners.

13) Maintenance and Repair. The responsibility for maintenance and repair shall be as follows:

a) By The Association. The Association shall maintain, repair and replace at the Association's expense all of the common elements and shall mow and maintain the yard area within the boundaries of each unit which are not occupied by unit structures and shall maintain, repair and replace all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services.

c) General. No structural additions, deletions or alterations shall be made to any unit or to the common elements without the prior written consent of the Association acting through its Board of Directors. In the event an owner fails to properly maintain or repair that portion of his unit that he is required to maintain, the Association, at the discretion of the Board of Directors, may make such repairs as the Board may deem necessary and the costs thereof shall be assessed against such defaulting unit owner. The Association shall have a lien against a unit for the costs of any repairs it shall make thereto, to the same extent as is provided by the Condominium Act for unpaid assessments, plus interest at the rate of ten (10%) per cent per annum and reasonable attorneys' fees incurred by the Association in the collection thereof.

14) Destruction and Reconstruction. The Association shall obtain and maintain fire and extended coverage insurance in a qualified insurance company upon all of the insurable improvements which are common property or common elements for the full replacement value thereof, and the premium for such insurance coverage shall be assessed against the unit owners as part of the annual assessment. The Association, through its Board of Directors, shall have full authority to compromise and settle all claims against an insurance carrier and may institute legal proceedings for the collection thereof. In the event of a total or substantial destruction of a unit structure the owners of the damaged or destroyed unit shall immediately cause the same to be repaired, replaced or totally removed and the owners of such unit shall be responsible for the payment of any costs thereof. In the event of the destruction of more than half of the condominium improvements, on common property, the membership of the Association shall determine by two-thirds (2/3rds) majority vote whether to rebuild or whether the condominium shall be abandoned and insurance proceeds apportioned among them and the condominium property sold, or whether to take such other action as may seem appropriate; PROVIDED, that during the first three (3) years after the date hereof, such decision shall rest solely with Developers.

15) Restrictions, Easements and Appurtenances. The following restrictions shall apply to and bind the condominium and each condominium unit:

a) Except as herein provided, use by a unit owner shall be limited to one-family residential usage and no commercial, professional, or business use shall be permitted. This restriction, however, shall not prohibit Developers while there are unsold units from renting such units or campsites in substantially the same manner as campsites are presently rented by Developers and after sale of such unit, the Developers (until the full operation of the condominium is taken over by the Association and thereafter, the Association) shall with a unit owners consent have the right to rent such unit to third parties in which case the Developers (and ultimately the Association) shall retain 50% of each \$2.75 daily rental fee or the same proportionate amount of the total fee if said daily rental fee collected is greater or less than \$2.75 per day per campsite.

b) No unit owner or his, her or their guests or family shall be entitled to occupy a unit permanently or continuously as such person's home or abode, it being the intention hereof that this condominium and the individual units are to be used as campsites for campers and as a camping ground and that the same shall never become a trailer park or place of abode for permanent residents.

c) No signs of any description or nature shall be displayed by any unit owner, except with the written consent of the Association Board of Directors, except that the Developers may display on the property such signs as may be deemed desirable for advertising the condominium units until such time as all the units shall have been sold by the Developers.

d) The occupants of the condominium units shall not permit loud and objectionable noises, obnoxious odors, or offensive household pets to emanate from or occupy the premises and each unit owner shall keep his unit free of debris, trash, junk or other unsightly or noxious substances.

e) Domestic dogs and cats may be kept on a unit and may use the common property provided they are on a leash or kept in a non-opaque pet pen within the unit which may not exceed 10 feet by 10 feet in size.

f) The occupants and owners of each unit shall keep and obey all laws, ordinances and regulations of all governmental bodies, and all regulations that may be passed from time to time by the Association's Board of Directors.

g) No auxiliary buildings or structures except as specifically permitted in paragraph 7 of this Declaration shall be erected, constructed or maintained on any unit, and no wires, antennas, clotheslines, or other equipment or structures shall be erected, constructed or maintained on the exterior of the buildings on any unit or on or in any of the common elements, except such as may be installed by Developers, or, upon the written consent of the Developers or the Association's Board of Directors.

h) No unit owner shall permit or suffer anything to be done or kept on or in his unit which will increase insurance rates on his unit or on the common property.

i) No unit owner shall commit or permit any nuisance, immoral, or illegal act in or on his unit or in or on the common elements.

j) All unit owners shall conform to and abide by the Bylaws and the uniform rules and regulations adopted for the safety, health and welfare of all persons in regard to the use of the units and the common elements which may be adopted from time to time by the Association through its Board of Directors.

m) No unit owner shall dispose of trash and garbage other than in receptacles provided therefor pursuant to the Bylaws of the Association; and all common ways shall be maintained free of obstruction.

n) No unit shall be divided or subdivided and no structural alterations or changes shall be made therein without the prior written consent of the Board of Directors of the Association.

o) Each unit owner shall have a perpetual easement for ingress and egress to and from their units over walkways, driveways, and other common elements from and to the public roadway bounding the condominium property.

p) No fences or barricades shall be permitted in or on any unit and no permanent antennae shall be erected on any unit. This however shall not be construed to prohibit landscaping of a unit with trees and non-poisonous bushes along the front and sides to a height not to exceed 10 feet.

16) Liability Insurance. The Association shall obtain and maintain public liability insurance covering all of the common elements and units and insuring the Association and the unit owners as their interests may appear, with minimum limits of \$300,000/\$500,000 or such greater amount as the Board of Directors may deem appropriate. The premiums for such insurance coverage shall be assessed against the unit owners as part of the annual assessment. The Association, through the Board of Directors, shall have authority to compromise and settle all claims against the Association or upon insurance policies held by the Association. Each unit owner will be responsible for procuring and maintaining public liability insurance covering losses which may occur in and about his particular unit, as he may deem appropriate.

17) Assessments and Liens. The Board of Directors of the Association shall approve annual budgets of projected anticipated income and estimated expenses for each fiscal year, and each unit will be responsible for its proportionate share of such annual assessment based upon its pro-rata liability for expenses as herein set forth. One year of each unit's annual assessment shall be due and payable in advance to the Association on the first day of the first month of each fiscal year. In addition, the Board of Directors shall have the power to levy special assessments against each unit, if necessary, to cover unanticipated expenditures which may be incurred during the fiscal year. Any assessments which are not paid when due shall bear interest from the due date until paid at the rate of ten (10%) per cent per annum, and the Association shall have the remedies and liens provided by the Condominium Act with respect to unpaid assessments, which shall include accrued interest and reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. The Board of Directors may require each unit owner to maintain a minimum balance on deposit with the Association for working capital and to cover contingent expenses from time to time.

18) Rights of Developers. The Developers hereby reserve unto themselves their successors and assigns, all right to the management of the affairs of the condominium and all decisions of the Association during the first three (3) years from the date hereof. During said period, the Developers shall have the sole and exclusive right to take all actions and do all things in behalf of the Association, including but not limited to the right to make contracts and agreements on behalf of the Association for the maintenance and operation of the condominium property, the determination and levy of assessments, and the enactment and enforcement of regulations respecting the use of the common elements. The Developer shall further have during such period the exclusive right to rent unsold units or sold units (with the consent of the unit owner) and the right to permit renters of campsites not covered by this Declaration to use the common elements subject to the same rules and regulations of such use applicable to unit owner.

It is recognized that at the date hereof, construction of all of the improvements contemplated by the survey, plot plan and floor or unit structure plan, described in EXHIBIT "A", aforesaid, have not been completed. Developers expressly reserve every right, necessary or desirable, relative to the common elements and the condominium property generally, for the purpose of completing said improvements and effecting sale or lease of the condominium units therein.

19) Sale, Transfer, Lease or Occupation of Unit. In recognition of the close proximity of the respective condominium units, and the mutual utilization and sharing of the common elements, and the compatibility and congeniality which must exist between the unit owners in order to make an undertaking of this nature satisfactory and enjoyable for all parties in interest, it shall be necessary for the Board of Directors of the Association, or its duly authorized committee, to approve in writing all sales, transfers, leases, or occupation of a unit before such sale, transfer or lease shall be valid and effective and before someone other than a member of the owner's immediate family may use such unit. Such approval shall not be unreasonably withheld but shall be based upon good moral character, social compatibility, and financial responsibility of the proposed purchaser, transferee, or lessee or occupant. A waiver of this provisions or the failure to enforce it in any particular instance shall not constitute a waiver or estop the Association from enforcing this provisions in any other instance. A lessee shall not assign his lease or sublet his condominium unit without the prior written approval of the Board of Directors.

In the event the Board of Directors fails to act, or disapproves of the proposed transaction, and if the unit owner still desires to do so, he shall, fifteen (15) days before such sale or transfer, give written notice to the secretary of the Association of his intention to sell or transfer on a certain date and the bona fide price and other terms thereof, and the Association shall promptly notify its members of the date, price and terms. The members of the Association shall have the first right over non-members to purchase on the terms and conditions contained in the notice provided that

to redeem from the purchaser, subject to his reimbursing the purchaser for any moneys expended, and immediately after such reimbursement the purchaser shall convey all his right, title and interest to the member making the redemption.

The foregoing provisions shall not be applicable to purchasers at foreclosure sales of institutional first mortgagees, or to voluntary conveyances to institutional first mortgagees, or to sales, transfers or leases by the Developers.

20) Resident Agent. The name and address of the resident agent to receive service of process upon the Association is ALFRED CRUM, P. O. Box 154, Brooksville, Florida.

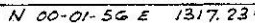
21) Amendments. Subject to the provisions of paragraph 18 hereof, this Declaration may be amended at any time by affirmative vote of two-thirds (2/3rds) of the condominium units except that during the first three (3) years from the date hereof, or until all of the condominium units have been sold by Developers, whichever first occurs, no such amendment shall be effective without the written consent of Developers, their successors or assigns. Provided further, that the provisions of paragraphs 10 and 12 hereof may be amended only by unanimous vote of all condominium units.

The Developers during the first three (3) years from the date hereof or until all of the condominium units have been sold by Developers, whichever first occurs, shall have the absolute right to amend this Declaration without requiring the consent of the condominium unit owners as provided above, such absolute right of amendment being particularly necessary to permit the Developers to amend EXHIBIT "A" attached hereto to define the individual condominium units where the size of the unit differs from the type of unit projected on EXHIBIT "A" for construction on any parcel and also to add the additional property owned by the Developers for the units proposed in the master plan of CAMPER'S HOLIDAY which are not included presently on EXHIBIT "A". Developers agree that any condominium units to be constructed on the additional property proposed to be added to this Declaration shall have substantially the same appearance and be of substantially the same quality as the present structures on or proposed for said condominium property. Provided further, notwithstanding anything herein to the contrary, the Developers' right to amend this Declaration shall not extend to paragraphs 10 and 12 of this Declaration which may be amended only as provided above. No amendment by the Developers or the Association shall be effective unless such amendment be in writing executed with the formalities required of a conveyance of real property in the State of Florida and recorded in the Public Records of Sarasota County, Florida.

22) Termination. The above described property may be removed from the provisions of this Declaration at any time by a vote of two-thirds (2/3rds) of the voting rights of the Association by an instrument to that effect duly recorded in the Public Records of Sarasota County, Florida; PROVIDED,

HERNANDO CO., FLORIDA

of Sac 2
152.69;



SW CORNER
24-235-19E

CERTIFICATE FILE# 2003-019049
HERNANDO COUNTY, FLORIDA

THIS IS TO CERTIFY THAT:

RCD 03M 27 2003 02:41pm
KAREN NICOLAI, CLERK

1. The attached is a true copy of the amendment to the Declaration of Condominium & Bylaws recorded in Official Record Book 140, page 659, of the Public Records of Hernando County, Florida, and which was duly adopted by a vote of more than two-thirds of the votes cast by the membership of the condominium units, either by person or by mail, in accordance with said Declaration of Condominium & Bylaws and Amendments thereto, at a meeting of Camper's Holiday Association, duly held on the day of February 22, 2003 A.D., in accordance with the requirements of the Declaration and Bylaws for their amendment.
2. The adoption of the attached amendment appears in the Minutes of the above meeting and is irrevocable.

EXECUTED in Hernando County, Florida this 24th day of March 2003 A. D.

CAMPER'S HOLIDAY ASSOCIATION, an unincorporated association, existing pursuant to the Florida Condominium Act.

By: Edward A. Day
Edward A. Day, President

ATTEST: Gwendolyn Schnedler
Gwendolyn Schnedler, Secretary

STATE OF FLORIDA
COUNTY OF HERNANDO

Before me, personally, appeared an officer authorized to take acknowledgements, Edward A. Day and Gwendolyn Schnedler, well known, respectively, as President and Secretary of Camper's Holiday Association, and known to me to be the persons who executed the above certificate, and they acknowledged that they executed same as the officers of said Association and its act and deed for the purposes therein expressed.

WITNESS my hand and seal this 24th day of March, 2003 A.D.

NOTARY PUBLIC

Jane E. Diget
Jane E. Diget



Jane E. Diget
Commission # DD 012515
Expires April 29, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

CAMPER'S HOLIDAY ASSOCIATION
2092 CULBREATH RD.
BROOKSVILLE, FLORIDA 34602-6121

R. J. Schnedler

March 2003

The Declaration of Condominium & Bylaws of Camper's Holiday Association shall be amended as follows:

paragraph 5) Unit or Campsite The proposal is to *delete* those words so indicated by being lined through with hyphens and to *add* those words being so indicated as being underlined.

5) A unit, sometimes also referred to herein as a campsite shall consist of a space bounded by a vertical projection of the respective unit boundary lines shown on the plat attached hereto as EXHIBIT "A" and shall include the property running from the plane of the ground as may exist, or from the plane of the bottom of the foundation or floor of any structure as may exist to the plane of the roof or top of such structure. No such structure thereon shall exceed fourteen (14) feet in height as measured from the highest point of the building to the ground.

The total surface of *all structures* on any campsite shall not exceed ~~35%~~ 40% of the square foot surface area of said unit. The total ~~35%~~ 40% shall include the owner's travel vehicle or park model trailer. All structures and all projections such as tipouts, slideouts, or other projections exceeding the twelve (12) foot width or thirty-five (35) foot length of the travel vehicle or park model trailer shall be included in the ~~35%~~ 40% utilization. No overhang or projection shall exceed two (2) feet without ground support and the ~~35%~~ 40% surface shall be that which is within the area bounded by the ground supports (removable or otherwise). In addition, no unit/site may be covered by a total of more than fifty percent (50%) with non-absorbing materials, i.e. buildings, sidewalks, driveways, concrete pads, or other ecological non-compatible material.

Each unit or campsite shall be subject to an easement five (5) feet wide along all four (4) lines (North, South, East, and West), and no structure may be placed thereon. All structures, i.e. carports, sheds, room additions, etc. must be constructed according to the specifications of this Declaration of Condominium and are subject to written approval from the Board of Directors of Camper's Holiday Association. Carports shall never be enclosed or used as a storage area. The owner must obtain a written permit from the Board of Directors, plus any permits required by Hernando County or any other governmental body. Each such unit, together with all appurtenances thereto, shall constitute a separate parcel of real property which may be owned in fee simple and which may be conveyed, transferred, and encumbered in the same manner as any other parcel of real property independent of all other parts of the condominium property, subject only to the provisions and constrictions of this Declaration of Condominium & Bylaws of the Association of unit owners.

CERTIFICATE

THIS IS TO CERTIFY THAT:

** OFFICIAL RECORDS **
BK: 1256 PG: 1422

1. The attached is a true copy of the amendment to the Declaration of Condominium and Bylaws of Camper's Holiday, a Condominium, according to the Declaration of Condominium and Bylaws recorded in Official Record Book 140, page 659, of the Public Records of Hernando County, Florida, and which was duly adopted by a vote of more than two-thirds of the votes cast by the membership of the condominium units, either by person or by mail, in accordance with said Declaration of Condominium and Bylaws and Amendments thereto, at a meeting of Camper's Holiday Association duly held on the day of February 13, 1999 in accordance with the requirements of the Declaration and Bylaws for their amendment.

2. The adoption of the attached amendment appears in the Minutes of the above meeting and is unrevokable.

EXECUTED in Hernando County, Florida, this 26th day of February 1999 A.D.

CAMPER'S HOLIDAY ASSOCIATION, an incorporated association, existing pursuant to the Florida Condominium Act.

By Edward G. Day
Edward Day, President

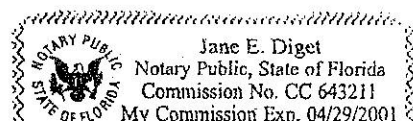
ATTEST: Gwendolyn Schnedler
Gwendolyn Schnedler, Secretary

STATE OF FLORIDA
COUNTY HERNANDO

Before me, personally appeared an officer authorized to take acknowledgements, Edward Day and Gwendolyn Schnedler, well known, respectively, as President and Secretary of CAMPER'S HOLIDAY ASSOCIATION, and known to me to be the persons who executed the above certificate, and they acknowledged that they executed same as the officers of said Association and as its act and deed for the purposes therein expressed.

Witness my hand and seal this 26th day of February 1999 A.D

NOTARY PUBLIC



FILE# 99-013445
HERNANDO COUNTY, FLORIDA

RCD Mar 24 1999 02:02pm
KAREN NICOLAI, CLERK

We propose to delete Sub-paragraph (a-1) of Article 15)- Restrictions, Easements and Appurtenances:

~~"Use of a unit for full time residency shall be limited to owners who are at least fifty (50) years of age or retired."~~

We also propose to amend Article 15 (a) Restrictions, Easements and Appurtenances, of the Declaration of Condominium to read as follows; substantial change to section; see current provision in the Declaration of Condominium for present text.

Except as herein provided, use of units and sites shall be limited to one-family residential usage and no commercial, professional, or business use shall be permitted.

"(i) The term "one-family" shall mean and be defined as not more than two (2) persons living together as a single housekeeping unit or no more than four (4) persons related by blood, marriage, or legal adoption, not more than two (2) of whom are not related by blood, marriage or adoption.

(ii) In accordance with the Fair Housing Act, as of effective date of this amendment, at least one person over fifty-five (55) years of age must be an occupant of at least eighty (80%) percent of the sites or units while any person occupies said site or unit. Persons under the age of fifty-five (55) and more than thirty-five (35) years of age may occupy and reside in a site or unit as long as at least one of the occupants is over fifty-five (55) years of age. The remaining twenty (20%) percent of the units do not have to have one person fifty-five (55) of age, but the minimum age restriction applies as set forth herein. No person under the age of eighteen (18) shall be allowed to permanently reside in or occupy a site or unit. For purposes of occupancy by persons under eighteen years (18) , "permanent" occupancy shall mean occupancy more than fourteen (14) days in any calendar year. Notwithstanding anything to the contrary in the Declaration or otherwise, the Board shall have the authority to provide facilities or services specifically designed to meet the requirements of the Fair Housing Amendments Act of 1988, as amended from time to time.

(iii) Unit and Site owners shall have the right, in their absence, to rent their unit or site, to allow relatives and/or friends to occupy the unit and/or site on a temporary or seasonal basis. All rentals and/or leases of a unit or site shall not exceed a total of six (6) months in any one years

CERTIFICATE

THIS IS TO CERTIFY THAT:

1. The attached is a true copy of the Amendment to the Declaration of Condominium and Bylaws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and Bylaws recorded in Official Record Book 140, page 659, of the Public Records of Hernando County, Florida, and which was duly adopted by a vote of more than two-thirds of the votes cast by the membership of the Condominium units either in person, by mail, or by proxy, in accordance with said Declaration of Condominium and Bylaws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the day of February 15, 1997 in accordance with the requirements of the Declaration and Bylaws for their amendment.

2. The adoption of the attached amendment appears in the Minutes of the above meeting and is unrevokable.

EXECUTED in Hernando County, Florida, this 21st day of March, 1997 A.D.

CAMPER'S HOLIDAY ASSOCIATION, an incorporated association, existing pursuant to the Florida Condominium Act.

By Duane Girard
Duane Girard, President

FILE# 97-010948
HERNANDO COUNTY, FLORIDA

ATTEST: Gwendolyn Schnedler
Gwendolyn Schnedler, Secretary

RCD Mar 31 1997 11:28am
KAREN NICOLAI, CLERK

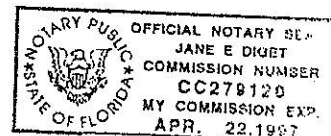
STATE OF FLORIDA
COUNTY HERNANDO

Before me, personally appeared an officer authorized to take acknowledgements, Duane Girard and Gwendolyn Schnedler, well known, respectively, as President and Secretary of CAMPER'S HOLIDAY ASSOCIATION, and known to me to be the person who executed the above certificate, and they acknowledged that they executed same as the officers of said Association and as its act and deed for the purposes therein expressed.

Witness my hand and seal this 21st day of March, 1997 A.D.

NOTARY PUBLIC

Jane E. Diget
Jane E. Diget



A proposal has been made to amend paragraph c)5)-Unit or Campsite- of the Declaration of Condominium. The proposal is to delete those words so indicated by being lined through with hyphens and to add those words being so indicated by being underlined.

c)5) Unit or Campsite. A unit, sometimes also referred to hereafter as a campsite, shall consist of a space bounded by a vertical projection of the respective unit boundary lines shown on the plat attached hereto as EXHIBIT "A" and shall include the property running from the plane of the ground as may exist or from the plane of the bottom of the foundation or floor of any structure as may exist to the plane of the roof or top of such structure. No such structure thereon shall exceed fourteen (14) feet in height as measured from the highest point of the building to the ground. The total surface area of ALL structures on any campsite shall not exceed ~~30%~~ 35% of the total square foot surface area of said unit. The total ~~30%~~ 35% shall include the owner's Travel Vehicle or Park Model Trailer. All structures, projections such as tipouts, slideouts, or other projections exceeding the twelve (12) foot width or thirty-five (35) foot length of the Travel vehicle or Park Model Trailer shall be included in the 35% utilization. No overhang or projection

CERTIFICATE 020250

020250 93 JUN 16 PM 2:42

IS IS TO CERTIFY THAT:

O. R. 918 PG 0136

1. The attached is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and By-Laws, recorded in Official Record Book 140, Page 659, of the Public Records of Hernando County, Florida, and which was duly adopted by a vote of more than two-thirds of the votes cast by the membership of the Condominium Units either in person, by mail, or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 13th day of Feb. 13, 1993 in accordance with the requirements of the Declaration and By-Laws for their amendment.

2. The adoption of the attached amendment(s) appears in the Minutes of the above meeting, and is unrevokable.

EXECUTED in Hernando County, Florida, this 14th day of June, 1993 A.D.

CAMPER'S HOLIDAY ASSOCIATION, an
unincorporated association, existing
pursuant to the Florida Condominium Act.

By: Arthur F. Thornton, Pres.

Arthur F. Thornton, President

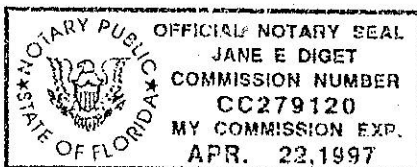
STATE OF FLORIDA
COUNTY OF HERNANDO

ATTEST:

Gwendolyn Schnedler
Gwendolyn Schnedler, Secretary
2012 Calbreth Rd
Brooksville FL 34602

Before me, personally appeared, an officer authorized to take acknowledgments, and Gwendolyn Schnedler, well known respectively as President and Secretary of CAMPER'S HOLIDAY ASSOCIATION, and known to me to be the persons who executed the above certificate, and they acknowledged that they executed same as the officers of said Association and as its act and deed for the purposes therein expressed.

WITNESS my hand and seal this 14th of June A.D. 1993



INDEXED, FILMED AND NOTARY PUBLIC
RECORD VERIFIED
KAREN NICOLAI, CLERK

By: [Signature]
DEPUTY CLERK

We propose to amend paragraph c(5) of the Declaration of Condominium - UNIT OR CAMPSITE. We propose to delete those words so indicated by being lined through with hyphens and to add those words being so indicated by being underlined.

c(5) Unit or Campsite. A unit, sometimes also referred to hereafter as a campsite, shall consist of a space bounded by a vertical projection of the respective unit boundary lines shown on the Plat attached hereto as Exhibit A, including the unit owner's Recreational-Vehicle-which-must-be-titled-as such. Travel Vehicle or Park Model Trailer which must not exceed twelve (12) feet in width or thirty-five (35) feet in length. No such structure thereon shall exceed fourteen (14) feet in height as measured from the high

C E R T I F I C A T E

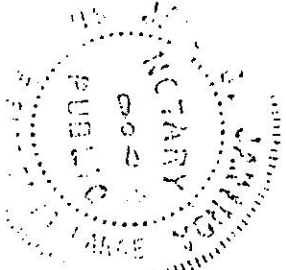
Page 192

IS TO CERTIFY THAT:

1. The attached is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and By-Laws, recorded in Official Record Book 140, Page 659, of the Public Records of Hernando County, Florida, and which was duly adopted by a vote of more than two-thirds of the votes cast by the membership of the Condominium Units either in person, by mail, or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 9th day of February, 1991, in accordance with the requirements of the Declaration and By-Laws for their amendment.

2. The adoption of the attached amendment(s) appears in the Minutes of the above meeting, and is unrevokable.

EXECUTED in Hernando County, Florida, this 28 day of March, 1991 A.D.



STATE OF FLORIDA
COUNTY OF HERNANDO

CAMPER'S HOLIDAY ASSOCIATION, an 2092 CULPEPER unincorporated association, existing BROOKSVILLE pursuant to the Florida Condominium Act.

By:

Josephine Jones
Josephine Jones, President

ATTEST:

Gwendolyn Schnedler
Gwendolyn Schnedler, Secretary

Before me, personally appeared, an officer authorized to take acknowledgments, Josephine Jones and Gwendolyn Schnedler, well known respectively as President and Secretary of CAMPER'S HOLIDAY ASSOCIATION, and known to me to be the persons who executed the above certificate, and they acknowledged that they executed same as the officers of said Association and as its act and deed for the purposes therein expressed.

WITNESS my hand and seal this 28 of March ~~February~~ A.D. 1991

Jane C. Garcia
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JUNE 10, 1992
ONDO THRU NOTARY PUBLIC UNDERWRITERS.

We propose to delete paragraph c)5) of the Declaration of Condominium - UNIT OR CAMPSITE including amendments of 2/16/80 and 2/18/89 - AND delete paragraph c)5)a) of the Declaration of Condominium - CARPORTS (An Amendment 2/16/80). We propose to replace the foregoing with the following complete text:

c)a) Unit or Campsite. A unit, sometimes also referred to hereafter as a campsite, shall consist of a space bounded by a vertical projection of the respective unit boundary lines shown on the Plat attached hereto as Exhibit 'A', including the unit owner's Recreational Vehicle which must be titled as such. No unit structure thereon shall exceed fourteen (14) feet in height as measured from the highest point of the building to the ground. The total surface area of ALL structures on any campsite shall not exceed 30% of the total square foot surface area of said unit. The total 30% shall include the Recreational Vehicle. No overhang or

We propose to delete Article III, Paragraph 2 of the By-Laws -
BOARD OF DIRECTORS NUMBER. We propose to replace the foregoing with
the following complete text:

There shall be nine (9) Directors, beginning in 1993 each to serve a
three (3) year term. To make this transition, in 1991 three (3)
Directors will be elected for a three year term and one (1) Director for
a two year term. In 1992, three (3) Directors will be elected for a
three year term and two (2) Directors for a one year term. Beginning in
1993, three (3) Directors will be elected annually, each to serve a three
year term.

In addition, we also propose to amend paragraph 6)a of the Declaration
of Condominium -MAINTENANCE and REPAIR by the Association. We propose
to delete that portion so indicated by being lined through with hyphens.
"Exclusive possession of such unit and an exclusive easement for the use
of the air space occupied by the unit, subject to the right to mow and maintain
the yard area within the boundaries of each unit not occupied by any unit
structure, and,"

We also propose to amend paragraph c)13)b) of the Declaration of
Condominium--MAINTENANCE AND REPAIR by the Unit Owner. We propose the
addition of that portion indicated by being underlined.

"Each unit owner shall maintain in good condition and repair the interior
and exterior of all structures and improvements within the boundaries of
his unit (such as the surface of walls, ceilings and floors) and shall
maintain and repair all fixtures therein and thereon.
The lot owner is responsible for the costs of mowing and maintaining
his individual lot area. The unit owner shall pay for all utilities...."

We propose to amend the second sentence of Paragraph c)9) of the
Declaration of Condominium - COMMON EXPENSES. We propose to delete
that part so indicated by being lined through with hyphens.

The common expenses shall also include the cost of garbage removal
and the cost of mowing and maintaining the yard or

000354

CERTIFICATE

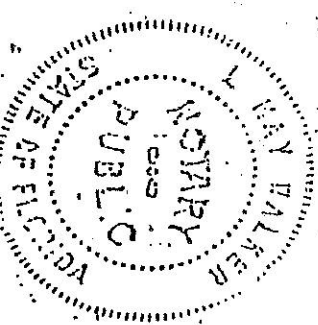
THIS IS TO CERTIFY THAT:

at a meeting of Camper's Holiday Association duly held on the 14th day of February, 1987, in accordance with the Requirements of the Declaration of Condominium and By-Laws for their amendment.

2. The adoption of the amendment thereto appears upon the minutes of the above meeting and is unrevokable.

EXECUTED in Hernando County, Florida, this 13th day OF

MAY A.D. 1987



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 10, 1988
BORNED INTO GENERAL ING. WHO, J

CAMPER'S HOLIDAY ASSOCIATION
an unincorporated association
existing pursuant to the Florida
Condominium Act

By: Donald Walker

PRESIDENT

The Declaration of Condominium shall be amended to read as follows:

To amend Article IV para. 7 in the Bylaws of the Declaration of Condominium as follows:

The President shall appoint a Chairman of a Nominating Committee at the October Meeting, who will subsequently appoint a Nominating Committee of at least three (3) members in addition to himself/herself.

The names of the Chairman and Committee shall be published. Members of the Association may suggest Candidate to the Committee.

87 MAY 26 AM 11 37

FILED FOR RECORD
HAROLD WILLIAM BROWN, CLERK
HERNANDO COUNTY, FLA.

017118

Camper's Holiday Association
2092 Culbreath Road
Brooksville, Florida 34602

C E R T I F I C A T E

THIS IS TO CERTIFY THAT:

1. The attached is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and By-Laws, recorded in Official Record Book 140, Page 659, of the Public Records of Hernando County, Florida, and which was duly adopted by a vote of more than two-thirds of the votes cast by the membership of the Condominium Units either in person, by mail or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 18th day of February, 1989, in accordance with the requirements of the Declaration and By-Laws for their amendment.

2. The approval of the attached amendment appears in the minutes of the above meeting.

EXECUTED in Hernando County, Florida, this 8 day of September, 1989 A.D.

CAMPER'S HOLIDAY ASSOCIATION, an unincorporated association, existing pursuant to the Florida Condominium Act.

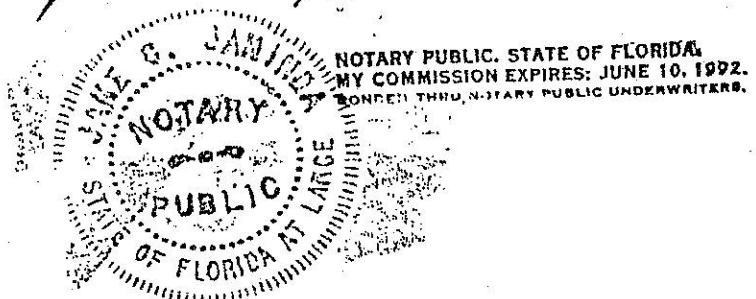
By: Donald C. Walker
Donald C. Walker, President

STATE OF FLORIDA
COUNTY OF HERNANDO

Before me, personally appeared, DONALD C. WALKER, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of the above named Association, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal, this 8 day of September, 1989

Jane C. Janinda
NOTARY PUBLIC



FILED FOR RECORD
KATIE
HERN
CLERK
ITY, FLA

'89 SEP 8 PM 2 17

000213

CERTIFICATE

2092 Culbreth Rd
Brooksville FL 33512

AS IS TO CERTIFY THAT:

1. The attached writing is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and By-Laws, recorded in Official Records Book 140, Page 659, of the Public Records of Hernando County, Florida, and amendments thereto recorded in the Official Records of Hernando County, Florida, which was duly adopted by a vote of more than two thirds of the Condominium units of said membership either in person, by mail or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 8th day of February, 1986, in accordance with the Requirements of the Declaration of Condominium and By-Laws for their amendment.

2. The adoption of the amendment thereto appears upon the minutes of the above meeting and is unrevokable.

EXECUTED in Hernando County, Florida, this 19th day of February
A.D. 1986.

CAMPER'S HOLIDAY ASSOCIATION,
an unincorporated association
existing pursuant to the Florida
Condominium Act

By: Thomas Meyer
President

ATTEST:

Margaret Warren
Secretary

STATE OF FLORIDA
COUNTY OF HERNANDO

On this 19th day of FEBRUARY, 1986 personally appeared before me, an officer authorized to take acknowledgments, Thomas Meyer and Margaret Warren to me well known respectively as President and Secretary of CAMPER'S HOLIDAY ASSOCIATION, and known to me to be the persons who executed the above Certificate, and they acknowledged that they executed the same as the officers of said Association and as its act and deed for the purposes therein expressed.

A. D. Youngblood
NOTARY PUBLIC

The Declaration of Condominium shall be amended to read as follows:

Paragraph 15-Restrictions, Easements, and Appurtenances

The following restriction shall apply to, and bind the Condominium and Condominium Units:-

Sub-Paragraph a-1) - Use of a unit for Full Time Residency shall be limited to owners who are at least fifty (50) years of age or retired.

This Amendment shall become effective on February 10, 1986 and shall apply to all owners acquiring an interest within Campers Holiday Association after the effective date hereof.

106882

FILED FOR RECORD
HAROLD W. GROWN, CLERK
HERNANDO COUNTY, FLA.

'86 MAR 14 AM 11 43

CERTIFICATE

THIS IS TO CERTIFY THAT:

1. The attached writing is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium according to the Declaration of Condominium and By-Laws recorded in Official Records Book 140, Page 659, of the Public Records of Hernando County, Florida, and amendments thereto recorded in the Official Records of Hernando County, Florida, which was duly adopted by a vote of More than two thirds of the votes cast by the membership of the Condominium Units either in person, by mail or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 11th day of February, 1984, in accordance with the requirements of the Declaration of Condominium and By-Laws for their amendment.

2. The approval of the attached amendment appears in the minutes of the above meeting.

EXECUTED in Hernando County, Florida, this 20TH day of March A.D., 1984.

CAMPER'S HOLIDAY ASSOCIATION
an unincorporated association
existing pursuant to the Florida
Condominium Act.

By: William J. Zacher
(William J. Zacher, President)

ATTEST:

Margaret Warren
(Margaret Warren--Secretary)

STATE OF FLORIDA
COUNTY OF HERNANDO

On this 20TH day of March, 1984, personally appeared before me, an officer authorized to take acknowledgements, William J. Zacher and Margaret Warren to me well known respectively as President and Secretary of Camper's Holiday Association, and known to me to be the persons who executed the above certificate, and they acknowledged that they executed the same as the officers of said Association and as its act and deed for the purposes therein expressed.

Please include the changes below in your copy of of
Declaration of Condominium and By-Laws of Camper's Holiday.

The proposal was adopted by vote on February 11, 1984 and has been "filed
for record" by the Hernando County Clerk on March 26, 1984.

15) Restrictions, Easements and Appurtenances. The follow-
ing restrictions shall apply to and bind the condominium and each
condominium unit:

a) Except as herein provided, use by a unit owner shall
be limited to one-family residential usage and no commercial, pro-
fessional, or business use shall be permitted.
The term "one family" residential usage is defined to mean that
the use of each unit or campsite shall be limited to the owner,
the spouse of the owner, unmarried dependent children of the
owner or the owner's spouse, parents, grandparents, grandchildren,
or other blood relatives of the owner or the owner's spouse, pro-
vided, however, that no more than four (4) persons shall occupy a
unit permanently at any one time. Unit owners shall have the
right to rent their unit upon registration and approval of the
Board of Directors of the Association. Unit owners who own, or
have an interest in, more than one unit shall have the right to
rent or lease not more than two of their units. All Rentals
and-or Leases of a unit may not exceed a total of more than six
months in any one year (365 day) period. Any exception to this
rental provision must have the approval of all members of the
Board of Directors of the Association in writing and on file.
House guests such as family and close friends of unit owners who
are entertained on the unit or units of such owners, shall be
entitled to use of said unit and its appurtenances.
Any outside groups or organizations (such as Boy Scouts, Girl
Scouts, Little League, etc.) visiting a unit owner or applying to
the Association for a visit, must first obtain permission from
the Board of Directors of the Association to use the common
elements.

'84 MAR 26 PM 1.03

FILED FOR RECORD
DEPOSITED IN PUBLIC CLERK
HERNANDO COUNTY, FLA.

007597

OFF REC 545 PG 1819

CERTIFICATE

THIS IS TO CERTIFY THAT:


1. The attached writing is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and By-Laws, recorded in Official Records Book 140, Page 659, of the Public Records of Hernando County, Florida, and amendments thereto recorded in the Official Records of Hernando County, Florida, which was duly adopted by a vote of More than two thirds of the votes cast by the membership of the Condominium Units either in person, by mail or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 19th day of February, 1983, in accordance with the requirements of the Declaration of Condominium and By-Laws for their amendment.

2. The approval of the attached amendment appears in the minutes of the above meeting.


EXECUTED in Hernando County, Florida, this 23rd day of March A.D., 1983.

CAMPER'S HOLIDAY ASSOCIATION
an unincorporated association
existing pursuant to the Florida
Condominium Act.

By:


(C.D. Hume - President)

ATTEST:


(Margaret Warren - Secretary)

STATE OF FLORIDA
COUNTY OF HERNANDO

On this 23rd day of March, 1983 personally appeared before me, an officer authorized to take acknowledgements, C.D. Hume and Margaret Warren to me well known respectively as President and Secretary of Camper's Holiday Association, and known to me to be the persons who executed the above certificate, and they acknowledged that they

06403

MAR 24

1983

FILED FOR RECORD 1983
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLORIDA

UFF REC 520 PG 0537

MARCH 1984

Paragraph 15, General, Sub-paragraph (e) Declaration of Condominium, shall be amended to read as follows:

"A domestic dog or cat may be kept on a unit and walked on common property provided they are held on a leash not exceeding 10 feet. When walking said pet off owner's unit, owner must clean up after pet."

OR-520 Pg-537-A

CERTIFICATE

THIS IS TO CERTIFY THAT:

1. The attached writing is a true copy of the Amendment to the Declaration of Condominium and By-Laws of Camper's Holiday, A Condominium, according to the Declaration of Condominium and By-Laws, recorded in Official Records Book 140, Page 659, of the Public Records of Hernando County, Florida, and amendments thereto recorded in the Official Records of Hernando County, Florida, which was duly adopted by a vote of more than two thirds of the Condominium units of said membership either in person, by mail or by proxy, in accordance with said Declaration of Condominium and By-Laws and amendments thereto, at a meeting of Camper's Holiday Association duly held on the 14th day of February, 1981, in accordance with the Requirements of the Declaration of Condominium and By-Laws for their amendment.

2. The adoption of the amendment thereto appears upon the minutes of the above meeting and is unrevokable.

EXECUTED in Hernando County, Florida, this 10th day of March

1981.

CAMPER'S HOLIDAY ASSOCIATION,
an unincorporated association,
existing pursuant to the Florida
Condominium Act

By: William J. Zacher
President

ATTEST:

Margaret Warren
Secretary

STATE OF FLORIDA
COUNTY OF HERNANDO

On this 2nd day APRIL, 1981 personally appeared before me, an officer authorized to take acknowledgments, William Zacher and Margaret Warren to me well known respectively as President and Secretary of CAMPER'S HOLIDAY ASSOCIATION, and known to me to be the persons who executed the above Certificate, and they acknowledged that they executed the same as the officers of said Association and as its act and deed for the purposes therein expressed.

ARTICLE IV, Section 1, of the By-Laws of Campers' Holiday Association shall be amended as follows:

Number. The officers shall be a president, one or more vice-presidents as determined by the Board of Directors, a secretary and a treasurer, each of whom shall be elected by the Board of Directors. Such assistant officers as may be deemed necessary may be elected by the Board of Directors. No two offices may be held by the same person. Officers must be members of the Association and the president must be a member of the Board of Directors. All officers shall act without compensation unless otherwise provided by resolution of the Board and any officers being so compensated shall not be a member of the Board of Directors."

ARTICLE XI, of the By-Laws of Campers' Holiday Association shall be amended as follows:

" The Association shall have the power to make and collect assessments against the unit owners for their share of the common expenses. Any assessments which are not paid when due shall bear interest from the due date until paid at the same annual rate as set in Declaration of Condominium Paragraph C 17 "Assessments and Liens", and the Association shall have all the remedies and liens provided by the Condominium Act with respect to unpaid assessments, which shall include accrued interest and reasonable attorneys' fees incurred by the Association incident to the collection of such assessments or the enforcement of such liens".

INDEXED

OFF REC 479 PG 0487

Paragraph 13, General, sub-paragraph C), Declaration of Condominium, shall be amended to read as follows:

" No structural additions, deletions or alterations shall be made to any unit or to the common elements without the prior written consent of the Association acting through its Board of Directors. In the event an owner fails to properly maintain or repair that portion of his unit he is required to maintain, the Association, at the discretion of the Board of Directors, may make such repairs as the Board may deem necessary and the costs thereof shall be assessed against such defaulting unit owner. The Association shall have a lien against a unit for the costs of any repairs it shall make thereto, to the same extent as is provided by the Condominium Act for the unpaid assessments, plus interest at the same rate as set in Paragraph C 17 Assessments and Liens:.

Paragraph 20 Resident Agent, Declaration of Condominium of Campers' Holiday, A Condominium, shall be amended as follows:

" The Board of Directors of Campers' Holiday Association shall appoint the resident agent whose name and address shall be recorded in the Official Record Book in Hernando County, State of Florida".

81 MAR 10 PM 3 58

CLERK OF DISTRICT COURT
HERNANDO COUNTY, FLA.

005783

INDEXED

OFF REC 479 PG 0488