

Prepared by and Return to:
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**CERTIFICATE OF AMENDMENT TO RULES & REGULATIONS
OF ROYAL ARMS CONDOMINIUM**

THIS IS TO CERTIFY THAT Royal Arms Condominium Association, Inc. (Florida State Department Corporations Division Document # 757692) has duly adopted an amendment (a copy of which is attached as Exhibit A) to its rules & regulations (recorded in the Seminole County, Florida Official Records at Book 1460, Page 1650) – adding new Paragraph 22 to the aforesaid previously-recorded rules & regulations – by at least 75% board member vote of the association’s entire board of directors at a duly-noticed board meeting held on October 14, 2015 and in accordance with Paragraph 2.02(e) of the association’s by-laws (recorded in the Seminole County, Florida Official Records at Book 1460, Page 1633).

WITNESS MY EXECUTION HEREOF on the date set forth below. The effective date of the subject rules & regulations amendment shall be the date upon which this rules & regulations amendment certificate is duly-recorded in the Seminole County, Florida Official Records.

By: William Hadrys
William Hadrys, Director & President
Royal Arms Condominium Association, Inc.

Executed in our presence:

Signed: Elisha Crean
Name: Elisha Crean
Witness

Signed: ENSE D. ATZENIK
Name: ENSE D. ATZENIK
Witness

STATE OF FLORIDA
COUNTY OF Seminole

On this date, this instrument was acknowledged before me by the aforesaid Williams Hadrys (for Royal Arms Condominium Association, Inc., a Florida Corporation), who: is personally known to me / produced _____ as identification.

Dated: 12/22/15

By: Enid E. Bodon
Florida Notary Public

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**ROYAL ARMS CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS AMENDMENT**

22. **PARKING, STORAGE, & USE OF VEHICLES & VESSELS**

Beginning 45 days after the effective date of this rules & regulations amendment, the parking, storage, and/or use of any vehicle or vessel (as defined by Florida Statutes § 715.07 in effect as of the effective date of this rules & regulations amendment) anywhere on the Condominium Property shall be subject to the following rules and regulations:

(a) All motorized vehicles owned or long-term leased by unit owners or renters and parked and/or stored on the Condominium Property for any period of time longer than one hour must display a valid permanent parking permit duly issued by the Association. Unit Owners may obtain an original unit owner parking permit (in the form of a window sticker), free of charge, from the Association's business office (during normal business hours) by completing a vehicle registration form (proscribed by the Association) and showing proof of a valid driver license, vehicle registration, vehicle insurance, and unit ownership; and, upon issuance, the unit owner parking permit shall at all times be prominently affixed and displayed on the driver's side rear window of the owner's vehicle. Renters may obtain an original renter parking permit (in the form of a window sticker), free of charge, from the Association's business office (during normal business hours) by completing a vehicle registration form (proscribed by the Association) and showing proof of a valid driver license, vehicle registration, vehicle insurance, and unit rental (by copy of an approved unit lease agreement); and, upon issuance, the renter parking permit shall at all times be prominently affixed and displayed on the driver's side rear window of the owner's vehicle. The validity of any permanent unit owner parking permit shall automatically expire, when the unit owner's ownership of and/or long-term rental interest in the vehicle, and/or ownership of the unit, for which the permit was originally issued terminates; and the validity of any permanent renter parking permit shall automatically expire, when the renter's ownership of and/or long-term rental interest in the vehicle, and/or rental interest in the unit, for which the permit was originally issued terminates.

(b) All motorized vehicles owned or operated by social or business visitors, guests, and/or invitees of unit owners or renters and parked on the Condominium Property for any period of time longer than one hour must either display a valid temporary parking permit duly issued by the Association or be parked only in the limited parking areas at the tennis courts or in front of the Association's business office expressly designated for visitor/guest parking. Social or business visitors, guests, and/or invitees of unit owners or renters may obtain an original visitor/guest parking permit (in the form of a dash-board placard), free of charge, from the Association's business office (during normal business hours) by completing a vehicle registration form (proscribed by the Association) and showing proof of a valid driver license, vehicle registration, and vehicle insurance; and, upon issuance, the visitor/guest parking permit shall at all times be prominently placed on, and clearly visible from, the front dash-board of the visitor's/guest's vehicle. (Additionally, all vehicles short-term leased by unit owners or renters and parked and/or stored on the Condominium Property for any period of time longer than one hour must comply with the provisions of this paragraph.) The validity of any temporary visitor/guest parking permit shall automatically expire at the end of the temporary time period expressly set forth on the face of the parking permit.

(c) All permanent and/or temporary parking permits issued by the Association are non-transferable and valid only for the person and vehicle for whom/which the permits are originally issued. All lost, stolen, or damaged parking permits must be immediately reported to the Association and replaced. The Association shall charge \$5 for each replacement of a lost, stolen, or damaged parking permit.

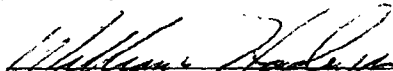
(d) The Association may revoke any permanent and/or temporary parking permit issued by the Association to a unit owner (or renter of such unit owner) where such unit owner is more than 90 days delinquent in paying any monetary obligation due from such unit owner to the Association. The Association must approve each such parking permit revocation at a properly noticed board meeting and, upon approval, must provide written notice to such unit owner (and, if applicable, renter of such unit owner) by mail or hand delivery. The Association shall have the right to refuse to issue any new and/or replacement permanent and/or temporary parking permit to any unit owner (or renter of such unit owner) where such unit owner is delinquent (for any period of time) in payment any monetary obligation due from such unit owner to the Association. All motorized vehicles owned or operated by unit owners (or renters of unit owners), who have had their parking permits revoked and/or their parking permit applications denied as per this paragraph, must be parked (for any period of time longer than one hour) on the Condominium Property only in the limited parking areas at the tennis courts or in front of the Association's business office expressly designated for visitor/guest parking.

(e) The following shall be expressly prohibited and unauthorized: (1) parking or storing any motorized vehicle anywhere on the Condominium Property (except the limited parking areas at the tennis courts or in front of the Association's business office expressly designated for visitor/guest parking) for any period of time longer than one hour without properly displaying on or in such vehicle a valid parking permit duly issued by the Association; (2) parking or storing any motorized vehicle anywhere on the Condominium Property without a license tag and/or without a current registration sticker on a license tag; (3) parking or storing any motorized vehicle anywhere on the Condominium Property in an inoperable (non-road-ready) condition; (4) parking or storing any vehicle on any grass or non-paved roadway surface within the Condominium Property; (5) parking or storing any vehicle on anywhere on the Condominium Property in a manner that impedes the movement or parking of another vehicle and/or safe traffic flow on any roadway within the Condominium Property; (6) parking or storing any vehicle on anywhere on the Condominium Property next to any curb painted yellow or red (which areas shall be reserved for emergency vehicle use only); (7) parking or storing any vehicle on anywhere on the Condominium Property on paved pedestrian ways (which areas shall be reserved for pedestrian use only); (8) parking or storing any mobile or motor home, recreational vehicle ("RV"), vehicle with an overhanging ladder extending onto the sidewalk or street, and/or off-road all-terrain vehicles without a valid license tag and current registration anywhere on the Condominium Property; (9) parking or storing any commercial vehicle larger than a pick-up truck or having more than two axles anywhere on the Condominium Property (except pursuant to a valid temporary visitor/guest parking permit); (10) performing, or permitting to be performed, any repair work on any vehicle (except flat tire repair/replacement and/or battery charge/replacement taking no more than twenty-four hours) anywhere on the Condominium Property; and (11) parking or storing any vessels and/or trailers anywhere on the Condominium Property (except in areas designated by the Association for such use for a rental fee to be paid to the Association for such use).

(f) ANY AND ALL VEHICLES AND/OR VESSELS PARKED AND/OR STORED ANYWHERE ON THE CONDOMINIUM PROPERTY IN AN UNAUTHORIZED AND/OR IMPROPER MANNER AS PER THESE RULES & REGULATIONS ARE SUBJECT TO BEING TOWED AND/OR REMOVED FROM THE CONDOMINIUM PROPERTY, WITHOUT FURTHER NOTICE TO THE OWNER, RENTER, AND/OR OPERATOR THEREOF, AND AT THE SOLE COST TO THE OWNER, RENTER, AND/OR OPERATOR THEREOF.

(g) This rules & regulations amendment is intended to supplement the association's existing rules & regulations (as recorded in the Seminole County, Florida Official Records at Book 1460, Page 1650. In the event of any ambiguity and/or inconsistency between the language contained in this rules & regulations amendment and the language contained in the association's aforesaid existing rules & regulations (particularly, but without limitation, Paragraphs 14 & 17 thereof), the language of this rules & regulations amendment shall control over the language of the aforesaid existing rules & regulations.

THIS IS TO CERTIFY THAT Royal Arms Condominium Association, Inc. has duly adopted this rules & regulations amendment, by at least 75% board member vote of the Association's entire Board of Directors at a duly-noticed board meeting (held on October 14, 2015), the effective date of which rules & regulations amendment shall be the date the amendment is recorded in the Seminole County, Florida Official Records.

By: 
William Hadrys, Director & President
Royal Arms Condominium Association, Inc.

ROYAL ARMS CONDOMINIUM ASSOCIATION, INC.

SERVICE PROOF AFFIDAVIT FOR RULES & REGULATIONS AMENDMENT

Having been duly sworn, I hereby depose and state:

1. I am the property manager for the aforesaid association.
2. On this date, following document (a copy of which is attached) was mailed to each unit owner of record within the association: **RULES & REGULATIONS AMENDMENT (ADOPTED BY THE ASSOCIATION'S BOARD OF DIRECTORS ON 10-14-2015).**

Signed under the pains and penalties of perjury on this date.

By: Elisha Crean
Elisha Crean, Property Manager
Royal Arms Condominium Association, Inc.

STATE OF FLORIDA

ORANGE COUNTY

On this date, this instrument was sworn to, acknowledged, and subscribed before me by the aforesaid Elisha Crean (for Royal Arms Condominium Association, Inc, a Florida corporation), who: is personally known to me / produced FL DL as identification

Dated: 11/13

By: [Signature]
Florida Notary Public

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