

This instrument was prepared by:  
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Becker & Poliakoff, P.A.  
3111 Stirling Road  
Fort Lauderdale, FL 33312

TENTH AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR  
CHAPEL TRAIL

This Tenth Amendment to the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail ("Amendment") is made this 12th day of August, 1998, by Chapel Trail Owners Association, Inc. ("Corporation").

WITNESSETH:

WHEREAS, the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail was recorded in Official Records Book 15283 at Page 283, of the Public Records of Broward County, Florida ("Declaration"); and

WHEREAS, the First Amendment to the Declaration was recorded in Official Records Book 15979 at Page 963 of the Public Records of Broward County; and

WHEREAS, the Second Amendment to the Declaration was recorded in Official Records Book 17188 at Page 740, of the Public Records of Broward County; and

WHEREAS, the Third Amendment to the Declaration was recorded in Official Records Book 17787 at Page 926, of the Public Records of Broward County; and

WHEREAS, the Fourth Amendment to the Declaration was recorded in Official Records Book 23028 at Page 0815 of the Public Records of Broward County; and

WHEREAS, the Fifth Amendment to the Declaration was recorded in Official Records Book 25078 at Page 424; and

WHEREAS, the Sixth Amendment to the Declaration was recorded in Official Records Book 25934 at Page 520; and

WHEREAS, the Seventh Amendment to the Declaration was recorded in Official Records Book 27092 at Page 560; and

WHEREAS, the Eighth Amendment to the Declaration was recorded in Official Records Book 27642 at Page 836; and

WHEREAS, the Ninth Amendment to the Declaration was recorded in Official Records Book 28438, at Page 0215, and

WHEREAS, at a Special Meeting of the Corporation held on August 12, 1998, at which a quorum was present, the Neighborhood Representatives approved, by a vote in excess of seventy-five (75%) percent of the votes of the entire membership of the Corporation, an amendment of Article X, Section E (ii) of the Declaration to place liens and foreclose on owners who fail to pay fines, in the same manner as liens filed for non-payment of assessments.

NOW, THEREFORE, the Declaration is hereby amended as follows:

(New language indicated by underlining, deleted language indicated by strike-through and unaffected language by "...")

ARTICLE X  
GENERAL PROVISIONS

Section E, Enforcement:

ii. The Board of Directors, subject to applicable law, may levy a fine against an owner, not to exceed such amount as is permitted by law, for each violation by the owner, or his or her tenants, guests or visitors, of the Declaration, Articles, By-Laws, or Rules and Regulations, and a separate fine for each repeated or continued violation, provided, however, written notice of the nature of the violation and an opportunity to attend a hearing shall be given prior to the levy of the initial fine. No written notice shall be required for the levy of a separate fine for repeat or continued violations if substantially similar to the initial violation for which notice and a hearing was provided. The Board of Directors shall have the authority to adopt rules, regulations and policies to fully implement its fining authority. The failure to pay a fine levied hereunder shall entitle the Association to file a lien against the unit owner's dwelling unit and to foreclose said lien in the same manner as a lien filed for non-payment of assessments.

IN WITNESS WHEREOF, the Corporation has executed the Amendment on the date set forth below.

Signed, sealed and delivered in the presence of:

[Signature]  
[Signature]

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

By: [Signature] ... (SEAL)  
Donald Reid, President

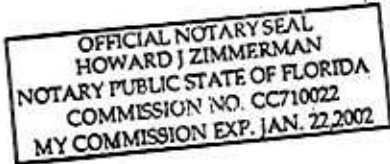
Dated: 3/18/99

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, Donald Reid, the President of Chapel Trail Owners Association, Inc., a Florida not-for-profit Corporation, to me known to be the person who signed the foregoing instrument as such person, and acknowledged the execution thereof to be the act and deed of said Corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the State and County last aforesaid, this 18<sup>th</sup> day of March, 1999.

[Signature] (SEAL)  
Notary Public  
State of Florida at Large



AFFIDAVIT

STATE OF FLORIDA )  
 ) SS  
COUNTY OF BROWARD )

BEFORE ME, this day personally appeared DONALD E. REID  
\_\_\_\_\_ of Chapel Trail Owners Association, Inc., who deposes and says that:

1. The Initial Master Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail, recorded in Official Record Book 15283, commencing at Page 283 of Broward County, Florida, requires that a true copy of any amendment to the Declaration be sent to all Institutional Mortgagees requesting notice pursuant to Paragraph X.D of the Declaration and that a Certificate of Amendment not be filed until thirty (30) days after said mailing.
2. Every Institutional Mortgagee requesting notice pursuant to the aforesaid provision was sent a copy of this Amendment; and that thirty (30) days have expired from the date notice was mailed to Institutional Mortgagees requesting notice.

Under penalty of perjury I (we) certify that the information contained herein is accurate.

IN WITNESS WHEREOF, I (we) have set my (our) hand and seal unto this instrument this 11 day of March, 1999.

[Signature]  
[Signature]

Chapel Trail Owners Association, Inc.  
[Signature]  
Signature and Title  
DONALD E. REID  
PRESIDENT  
Print Name and Title

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 1999, by Donald Reid, as President of Chapel Trail Owners Association, Inc., a Florida corporation.

Personally Known OR  
Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

NOTARY PUBLIC - STATE OF FLORIDA

sign [Signature]  
print \_\_\_\_\_

My Commission expires:

