

OFF. REC. 12302PG1428

AMENDMENT TO DECLARATION OF CONDOMINIUM OF
INGLEWOOD TOWNHOMES, A CONDOMINIUM

WHEREAS, on April 25, 1984, V.D.P. CONSTRUCTION, CORP., A Florida Corporation, as "Developer", executed the Declaration of Condominium of Inglewood Townhomes, A Condominium which Declaration of Condominium was recorded in the Public Records of Dade County, Florida in Official Records Book 12154, at Page 2148, and;

WHEREAS, Developer still owns all the units described in said Declaration, and;

WHEREAS, Developer desires to amend said Declaration of Condominium,

NOW THEREFORE;

Inglewood Townhomes, A Condominium as recorded in Official Records Book 12154, at Page 2148, is hereby amended as follows:

1. Developer reiterates that the Association does not have a right of first refusal.
2. The Association shall have the right to enter any unit at a reasonable time to make repairs and at any time in case of an emergency.
3. Upon written request to the Owners Association, identifying the name and address of the holder, insurer or guarantor and the unit number or address, any mortgage holder, insurer, or guarantor will be entitled to timely written notice of:
 - a. Any condemnation or casualty loss that affects either a material portion of the project or the unit securing its mortgage.
 - b. Any 60-day delinquency in the payment of the assessments or charges owed by the owner of any unit securing its mortgage.
 - c. A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the owner's association.
 - d. Any proposed action that requires the consent of a specified percentage of mortgage holders.

13 mer

4. The Association is required to make available to unit owners, lenders, and to holders, insurers, or guarantors of any first mortgage, current copies of the declaration, bylaws, other rules concerning the project, and the books, records, and financial statements of the Association. "Available" means available for the inspection upon request, during normal business hours or under other reasonable circumstances.

5. Exhibit "3" page 3 is hereby amended to read as set forth in the attached Exhibit "A".

DATED this 6 day of September 1984.

WITNESSES:

M. Garcia

V.D.P. CONSTRUCTION CORP.
Florida Corporation

BY: James Vulpetti
JAMES VULPETTI, President



State of Florida
County of Dade

I hereby certify that on this day before me, an officer duly qualified to administer oaths and take acknowledgments personally appeared JAMES VULPETTI, as President of V.D.P. CONSTRUCTION, CORP., A FLORIDA CORPORATION, to me known to be the person described in and who executed this instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of September

M. Garcia
NOTARY PUBLIC STATE OF FLORIDA AT



MY COMMISSION EXPIRES:

IN ANY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. AUG 18, 1987
BONDED THRU GEN. INSURANCE UND.

This Instrument Prepared BY;
MARSHALL KING, ESQ.
6301 Sunset Drive, Suite 203
South Miami, Florida 33143

CONDOMINIUM PROPOSED BUDGET

INGLEWOOD TOWNHOMES, A CONDOMINIUM
If Phase I, II, and III are Constructed
(41 Units Total)

Various sums shall be allocated to each unit owner as part of the Budget as any maintenance of the common elements becomes necessary. The estimated monthly Budget is:

Item	Estimated Life	Replacement	Monthly	Annually	Unit Each		Total Annually	Total Monthly
					Annually	Monthly		
Roofing	25 years	\$ 40,000.00	\$ 133.33	\$ 1,600.00	\$ 39.02	3.25	\$ 1,600.00	133.33
Painting	3 years	\$ 4,000.00	\$ 111.11	\$ 1,333.33	35.52	2.71	1333/33	111.11
Paving	10 years	\$ 4,800.00	\$ 40.00	480.00	11.71	.98	480.00	40.00
Hazard Insurance				4320.00	105.37	8.78	4320.00	360.00
Flood Insurance				4320.00	105.37	8.78	4320.00	360.00
*Fee to Division of Land Sales & Condominium -				492.00	12.00	1.00	492.00	41.00
*Fee to Secretary of State -				50.00	1.22	.10	50.00	4.17
Miscellaneous Maintenance -				4920.00	120.00	10.00	4920.00	410.00
Administration of Association- Management Fees- Maintenance -		n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rent for recreational & other commonly used facilities -		n/a	n/a	n/a	n/a	n/a	n/a	n/a
Taxes upon Association property -		n/a	n/a	n/a	n/a	n/a	n/a	n/a
Taxes upon leased areas- Security Provisions -		n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other expenses - Operating Capital -		n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTAL				17,215.33	430.21	35.60	17,215.33	1459.61

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA. RECORD VERIFIED
RICHARD P. BRINKER
CLERK, CIRCUIT COURT

The items listed for Roofing, Painting, and Paving above are reserves. The members of the Association may by a majority vote at a duly called meeting of the Association determine for a fiscal year to provide no reserves or lesser reserves.

Developers Responsibility for Assessments. The Developer shall be excused from the payment of its share of the Common Expenses and assessments related to units owned by it and being offered for sale by it. The Developer shall be so excused from the time this Declaration is recorded until the first day of the fourth calendar month following the month in which the closing of the purchase and sale of the first unit occurs. However, the Developer shall pay that portion of common expenses incurred during said period of time which exceeds the amount assessed against other unit owners.

* Rounded off for purposes of bookkeeping.

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RICHARD P. BRINKER
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CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL RECORDS CONDOMINIUM PLANS BK. 164 PAGE 25
RICHARD P. BRINKER, CLERK