

This Instrument Prepared by and Return to:

Robert L. Tankel, Esquire

Address:

Robert L. Tankel, P.A.
1022 Main Street, Suite D
Dunedin, Florida 34698

**INSTRUMENT#: 2007467178, O BK 18224
PG 104-106 10/31/2007 at 03:16:58 PM,
DEPUTY CLERK: BLOGGANS Pat Frank, Clerk
of the Circuit Court Hillsborough County**

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**AMENDMENT TO BY-LAWS OF
PROVIDENCE LAKES MASTER ASSOCIATION, INC.**

In accordance with the provisions of Article XI of the By-Laws of Providence Lakes Master Association, Inc. ("Association"), the Board hereby approves the following amendments to the By-Laws of Providence Lakes Master Association, Inc. The purpose of the Association is to operate the property subject to the Master Declaration of Covenants, Conditions and Restrictions for Providence Lakes as recorded at Book 4466 at Page 1298 of the Official Records of Hillsborough County, Florida ("Master Declaration"). The By-Laws were recorded at Book 8536 at Page 1066, et. seq. to put the World on notice of the provisions thereof.

The Board of Directors of the Association, having made a finding that the Master Declaration and the various Declarations of Restrictions for the community are not uniform in terms of the rights and obligations of owners of lots subject to the Master Declaration as it relates to maintenance and upkeep thereof and rights and remedies of the Association relative thereto have made a finding that, in order to protect and preserve the health, safety and welfare of the owners of lots subject to the Master Declaration, and to protect property values as well as provide for a uniform remedy of the Association for violations of the By-Laws as contemplated by Section 617.305 Florida Statutes, the

Board hereby amends the By-Laws, formerly referred to as Article XIII, recorded at Official Records Book 8764 at Page 1683 and reflects the correct section thereof. No current provisions are affected:

Article XIII, Section 6 of the By-Laws is amended to read as follows:

ARTICLE XIII, SECTION 6

PRE-LITIGATION ATTORNEY FEE RECOVERY

The Association is entitled to recover all pre-litigation attorney fees involved in enforcing the Governing Documents. These fees include, but are not limited to fees generated as a result of a demand letter, sent only after at least one initial letter has been sent to a violator by the Association or management. In addition, all fees spent in mediation shall be recoverable, regardless of whether the mediation results in a settlement or not. The amounts due hereunder shall be secured by a contractual lien and not a lien pursuant to Chapter 720, Florida Statutes. The lien shall be enforceable in the same fashion as any lien or mortgage against real property, and shall be subordinate to a first mortgage to the same extent as liens for assessments are in accordance with the Governing Documents. In the placement and collection of a lien hereunder, the Association may recover all attorney fees and costs generated thereby.

IN WITNESS WHEREOF, the Board has adopted this Amendment to the By-Laws this 15 day of August, 2007, by a vote of _____ to _____, at which a quorum was present.

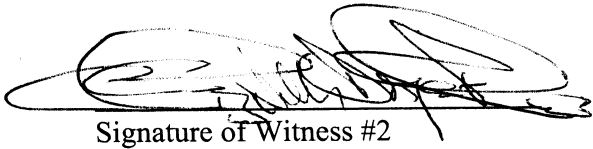
PROVIDENCE LAKES MASTER
ASSOCIATION, INC.

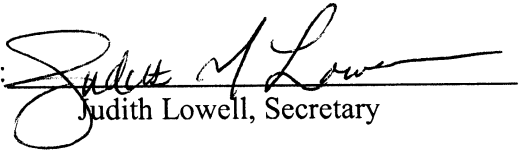
WITNESSES:

Ruby Lea Gallagher
Signature of Witness #1

By: Vincent Gallagher
Vincent Gallagher, President

Ruby Lea Gallagher
Printed Name of Witness #1



Signature of Witness #2

Attest: 
Judith Lowell, Secretary

C. Elizabeth Dwyer-Johns
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 15 day of August, 2007, by Vincent Gallagher and Judith Lowell of Providence Lakes Master Association, Inc., a Florida corporation, on behalf of the corporation. They took an oath, and are personally known to me or have produced _____ and _____ as identification to be the President and Secretary of the corporation executing the foregoing instrument, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.


NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA AT LARGE
Melissa Isgett
Printed Name of Notary Public

My Commission Expires:

