

BELLA VISTA TERRACE CONDOMINIUM, INC  
160 ISLE OF VENICE  
FT. LAUDERDALE, FL. 33301

Amendments to Documents

Current thru July, 2004

November 13, 1985 Book 12964 pg. 676

Declaration of Condominium:

1. p.1 paragraph 1. add Robert Harris as Trustee.
2. p. 4 APARTMENT BOUNDARIES: (a) exterior building walls. Delete ~~and when there is.....such apartment.~~
3. p 5. D. APPURTANCES: (1) Limited common elements. delete ~~together... apartment owners.~~ Add the four guest..... owners.
4. p.7. C. ASSESSMENTS FOR RECURRING EXPENSES: changed the monthly assessments to quarterly.
5. BYLAWS p. 12 X. ARBITRATION the paragraph on arbitration was added.

November 27, 1985 book 13001 p.153

Declaration of Condominium, p8 G. BETTERMENTS AND RESERVES FOR REPLACEMENT OR REPAIRS: changed \$~~10,000.00~~ to \$5000.00.

March 22, 1991 book 18241 p. 447

Declaration of Condominium p.9 J. LIEN FOR ASSESSMENTS (1) Add \$25.00 administrative late fee and changed the interest rate from ~~10%~~ to 18%

p. 9. K. COLLECTIONS: Add late fee \$25.00 Change interest rate to 18%

p. 10. IX. ADMINISTRATION F. Insurance (1) c Named Insured ~~Insurance Trustee;~~ ~~The Insurance Trustee shall also be included as a named insured.~~ deleted.

p. 10. F. Insurance (c) Named Insured. Delete ~~Trustee,~~ add Association

p.11 (4) Delete ~~Insurance Trustee, Trustee,~~ add Association.

p. 12. (a) ~~Expense of the Trust~~ changed to Expense of the Association, deleted ~~Trustee~~

p. 12. (d) Certificate. ~~Insurance Trust~~ deleted, Association added

p. 13. (c) Certificate. Entire paragraph deleted.

p. 14 (6) Construction Funds. Delete ~~Insurance Trustee~~, add Association.

p. 14. (a) Association. Delete \$25,000,00, ~~Insurance Trustee~~, add shall..... construction costs.

p. 14. (b) Insurance Trustee delete ~~the.....manner and order~~, add mortgagee..... Apartment units.

p. 14 (i) Association—Lesser Damage. Delete ~~Insurance Trustee~~, add Association.

p. 14. (ii) Association—Major damage. Added said work shall be performed by a licensed contractor pursuant to the terms of a written contract.

P, 14. (iii) Apartment Owner Delete ~~Insurance Trustee~~, add Association

March 22, 1991 book 18241 p. 454 By-Laws, Article IX ASSESSMENTS, Section 3. Add an administrative late fee of \$25.00, and change the interest rate from ~~10%~~ to 18%.

April 13, 1993 Book 20548 p.927 The change to the documents recorded on this date was defective (see letter from HOLLAND & KNIGHT).

September 27, 1995 book 23955 p. 183 Articles of Incorporation Article VIII Directors (a) changed the number of Directors from ~~not less than three (3) nor more than nine (9)~~ to not less than three (3) nor more than five (5).

September 27, 1995 By-Laws, Article IV. Bk 23955 Page 0183 Changed the time of the annual meeting from ~~7:30 P.M.~~ to 12:00 P.M.

April 1999 rules and regulations 14. Carpet Changed to allow tile on the 2<sup>nd</sup> floor but requiring sound insulation (Enkasonic) and prior Board approval.

July 2, 2001 Changed the Date of the Annual Meeting to the 1<sup>st</sup> Saturday in February.

July 2, 2001 book 31792 p. 0896 Declaration of Condominium X Use Restrictions. New owners may not rent units for one year from the closing date.

July 2, 2001 book 31729 p. 0895 Declaration of Condominium X Use Restrictions  
D. Leasing Applications must be accompanied by a \$100.00 check

February 11, 2002 book 32748 p. 1944 Rules and Regulations 8. Plumbing  
The laundry will be open on Sunday from Noon until 9:00 P.M.

June 11, 2002 book 33261 p.1033 Rules and regulations, 12. Parking The rule was  
changed to allow trucks.