

Notice of Amendment
To the Rules and Regulations of

Orange Co FL 4636870
10/20/93 11:13:39am
OR Bk 4638 Pg 1199
Rec 28.50

Jellystone Park Condominium Association, Inc.

(a.k.a. Yogi Bear's Jellystone Park Camp-Resort(Apopka), a Condominium)

WHEREAS, Jellystone Park Condominium Association, hereinafter "the Association," has placed on record a certain Declaration of Condominium, hereinafter "the Declaration," which is dated December 16, 1982, and recorded in Official Records Book 3347, page 2482 of the public records of Orange County, Florida; and

WHEREAS, attached as exhibit 'D' to the Declaration are certain By-Laws of the corporation, Jellystone Park Condominium Association, Inc., a Florida corporation formed under certain Articles of Incorporation attached as exhibit 'C' to the Declaration, and recorded in Official Records Book 3347, page 2563, public records of Orange County, Florida;

WHEREAS, included within the By-Laws of the Association, under Article XVI, are certain Rules and Regulations, which may be amended from time to time by the Board of Directors of the corporation;

WHEREAS, said Rules and Regulations were amended on July 18, 1986, and recorded in Official Records Book 3807, Page 4583, public records of Orange County, Florida:

NOW, THEREFORE, the Association certifies that the following amendments to the Rules and Regulations of the Association were voted on and approved by the Board of Directors at a meeting duly called and held on August 17, 1993:

JELLYSTONE PARK COND. ASSOC.
8000 South Clermont Road #201
Apopka, Florida 32703

(R)

RULES AND REGULATIONS
OF
JELLYSTONE PARK CONDOMINIUM ASSOCIATION, INC.

Additional rules and regulations and/or clarifications of an existing rule or regulation hereinafter enumerated shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all Unit Owners, guest, occupants, invitee, tenants and licensee's. These rules and regulations shall apply to the Yogi Bear's Jellystone Park Camp Resort (Apopka), Condominium, and all other condominium Associations located in Orange County, 3000 South Clarcona Road, Apopka, Florida 32703.

Unit owners, tenants, invites, guest and licensee shall be governed by and shall comply with the provisions of, the Condominium Act (F.S 718, Florida Administrative Codes), the Declaration, Article of Incorporation, Bylaws and lawfully adopted rules and regulations of the Association.

1. Each Unit, and the park model or recreation vehicle-type unit located thereon, shall be subject to the following occupancy and minimum square footage requirements:

A. No unit shall be continuously occupied by two (2) people unless the park model or recreational vehicle-type unit located thereon contains at least one hundred sixty (160) square feet of living area. or

B. No unit shall be continuously occupied by three (3) people unless the park model or recreational vehicle-type unit located thereon contains at least two hundred two hundred twenty-four (224) sq. feet of living area. or

C. No unit shall continuously occupied by four (4) people unless the park model or recreational vehicle-type unit located thereon contains at least two hundred eighty-eight (288) sq. feet of living area. or

D. No unit shall be continuously occupied by five (5) people unless the park model or recreational vehicle-type unit located thereon contains at least three hundred fifty-two (352) sq. feet of living area. or

E. No unit shall be continuously occupied by six (6) people unless the park model or recreational vehicle-type unit located thereon contains at least four hundred sixteen (416) sq. feet of living area. or

F. No unit shall be continuously occupied by seven (7) people or more unless said occupancy is approved by the Board of Directors.

G. Children 5 years and older of the opposite sex must have separate bedrooms.

H. Each Condominium Unit is considered a single family unit.

Notwithstanding anything herein to the contrary, this subsection shall not be applicable to the occupancy of a unit by any tenant, invitee, guest, or family member of a unit owner unless the duration of said occupancy exceeds thirty (30) continuous days.

2. Pedestrians have the right of way over all types of vehicles in the park.

3. Park employees at the gate have authority to request any driver, entering the park, to show proof of vehicle liability insurance.

A. No vehicle will be operated in the park without liability insurance. This includes golf carts and mopeds.

B. Golf carts and mopeds will be inspected annually for safe operation and proof of liability insurance. A sticker will be displayed on all golf carts and mopeds showing expiration date.

4. Rental requirements when over thirty (30) days:

A. Board of Directors will approve renting of units when over thirty (30) days.

B. An application will be submitted to the Condominium Office by the owner or the renter listing the following information:

1. Name of all persons occupying the unit.
2. Number of vehicles and type vehicles.
License plate number and proof of liability insurance.
3. Number and size of pets, if any, and proof of rabies shots.
4. Address of previous residences for the past two (2) years
5. Type of trailer recreational vehicle, year, length and width

C. If a renter has been evicted from another unit within the park for reason of cause, he/she will not be allowed to rent another unit in the park.

D. The owner of a rental unit will be required to have the renter read the park rules and sign a statement that he/she has read the rules and regulations of the Association and further agrees to abide by same. This statement will be kept in the Condominium Office.

5. In accordance with Amendment #1 of the Bylaws dated January 29, 1986 the Board of Directors shall have the right to levy fines against a Unit, its unit owner, occupant, licensee or invitee, in the manner provided herein for violations of the Condominium Act, Declaration of Condominium, Articles of Incorporation, Bylaws or lawfully adopted Rules and Regulations of the Association.

Florida Administrative Code (F.A.C.) 7D-23.005 states the Association must adopt a written procedures, as part of the Association bylaws or rules. Before levying a fine, the board shall afford an opportunity for hearing to the Unit owner and any other party against whom the fine is sought to be levied, after reasonable notice of not less than fourteen (14) days. The notice shall include the following:

- A. A statement of the date, time and place of the hearing;
- B. A statement of the provisions of the Florida Condominium Act, Declaration, Articles of Incorporation, Bylaws or Rules and Regulations of the Association which have allegedly been violated; and
- C. A short and plain statement of the matters asserted by the Association.

The party against whom the fine may be levied and the Unit Owner shall have an opportunity to respond, to present evidence and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association. If the party against whom the fine is sought to be levied does not attend the scheduled hearing, or if the Board determines at the hearing that said party has violated any of the provisions designated in the notice, the Board may levy a fine, afford the offender additional time to correct the violation (s), or take such other action as may be authorized by the Declaration, Bylaws or Florida Law.

The Board has the authority to levy fines for failure to correct violations, up to \$50.00 limit per violation, or as permitted by Florida Law. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000., or as

otherwise permitted by Florida Law. A unit owner shall be jointly and severally liable with his or her tenant (s), invitees, occupants, guests or licensee for fines levied hereunder. Each fine will be due and payable in full on the date the Board mails or hand delivers written notice of the levied fine to the Unit Owner or the offender. If said fine is not paid within fifteen (15) days after the Boards mails or hand delivers written notice of a levied fine to the Unit Owner or the offender, the principle sum of said fines shall thereafter bear interest at a rate of eighteen percent (18%) per annum. The Association shall be entitled to collect costs and reasonable attorney's fees incurred because of failure to pay fines levied by the Association.

6. In accordance with Article XVI, Section 4 of the Bylaws dated 1982, if there is a conflict between the rules and regulations herein, or from time to time amended or adopted, and the Condominium documents or Condominium Act, the hierarchy of authority of authority is hereby intended to be as follows;

- A. Federal Law
- B. Florida Law
- C. Florida Condominium Act with accompanying Florida Administrative Codes.
- D. Declaration of Condominium
- E. Articles of Incorporation
- F. Bylaws of the Association
- G. Rules and Regulations of the Association

Where required by the Condominium Act, these Rules and Regulations and any amendment hereto shall be recorded in the Public Records of Orange County, State of Florida, in the manner required by the Condominium Act.

ADOPTED by the Board of Directors on August 17, 1993.

JELLYSTONE PARK CONDOMINIUM
ASSOCIATION, A Corporation
Not for Profit

Bill Morrison 8/17/93
Bill Morrison, President
Condominium Association

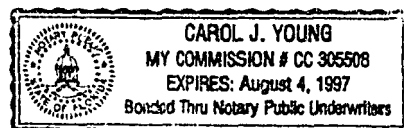
The undersigned hereby
consents to the forgoing
Rules and Regulations per
Article XVI, Section 3 (CC).

Nadeen Young 8/17/93
Nadeen Young, President
Sun Resorts, Inc.

ATTEST:

James D. Griffin
Secretary

OR Bk 4638 Pg 1203
Orange Co FL 4636870



Carol J. Young

IN WITNESS THEREOF, the undersigned corporation has caused this amendment to be executed in its name, and its corporate seal to be hereunto affixed the 18th day of Oct, 1993.

Signed, sealed, and delivered
in the presence of:

JELLYSTONE PARK CONDOMINIUM
ASSOCIATION, INC.

Chuck Strode
Chuck Strode

BY: Bill Morrison
Bill Morrison, President

Pierre Gauthier
Pierre Gauthier

ATTEST: Jim Wyrick
Jim Wyrick, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA

OR Bk 4638 Pg 1204
Orange Co FL 4636870

COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Bill Morrison and Jim Wyrick, the President and Secretary, respectively, of Jellystone Park Condominium Association, Inc., the corporation named in the foregoing instrument, who are personally known to me are have produced

Known personally as identification and who did / did not take oaths; and that they acknowledged executing same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by the corporation, and that the seal affixed thereto is the true seal of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL in the county and state aforesaid this 18th day of Oct, 1993.

Donna L. Cooper
NOTARY PUBLIC

Print Name DONNA L. COOPER

(seal here)

THIS INSTRUMENT PREPARED BY:

Charles A. Strode
Admiral Management, Inc.
2180 West State Road 434, Suite 5000
Longwood, Florida 32779
(407) 774-5773



DONNA L. COOPER
My Commission CC291691
Expires Jun. 03, 1997
Bonded by HAI
800-422-1555

RECORDED & RECORD VERIFIED

Martha O'Hagan
County Comptroller, Orange Co., FL