

**CERTIFICATE OF AMENDMENT**  
**TO THE RULES AND REGULATIONS OF**  
**GULF HIGHLANDS BEACH RESORT**  
**HOMEOWNERS' ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that, at a duly called and noticed meeting of the Board of Directors of the Gulf Highlands Beach Resort Homeowners' Association, Inc., a Florida corporation not-for-profit, (the "Association"), on September 12, 2020, by a vote of not less than a majority of the Directors of the Association and pursuant to those rights granted under Article II, Section 17, of the Declaration of Covenants and Restrictions of Gulf Highlands Beach Resort, Inc., as recorded in the Official Records of Bay County, Florida, at Book 1046, Page 1399, the Rules and Regulations of the Association are hereby amended as follows:

1. See Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Rules and Regulations of Gulf Highlands Beach Resort Homeowners' Association, Inc."

IN WITNESS WHEREOF, GULF HIGHLANDS BEACH RESORT HOMEOWNERS' ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this \_\_\_\_\_ day of September, 2020.

ATTEST:

GULF HIGHLANDS BEACH RESORT HOMEOWNERS' ASSOCIATION, INC.

By: Lori J. Washor  
Lori J. Washor

Stefan Kopas  
President

By: Danny R. Song  
Danny R. Song

STATE OF FLORIDA  
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 30 day of Sept., 2020, by Stefan Kopas, as President of the Gulf Highlands Beach Resort Homeowners' Association, a Florida corporation not-for-profit, on behalf of said corporation, who is () personally known to me or ( ) has produced \_\_\_\_\_ as identification.

April Sunshine Pritchett  
Notary Public

Print Name: April Sunshine Pritchett

My Commission Expires July 24, 2023

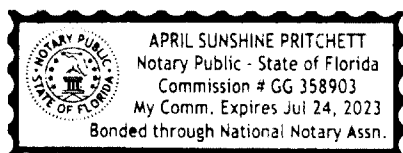


Exhibit "A"

SCHEDULE OF AMENDMENTS  
TO THE  
RULES AND REGULATIONS  
OF  
GULF HIGHLANDS BEACH RESORT  
HOMEOWNERS' ASSOCIATION, INC.

(Added language is indicated by underline and deleted language is indicated by strikethrough.)

1. Section I. 3. D. of the Rules & Regulations is amended to read as follows:

Parking spaces in front of townhouse parcels, excluding the Condominiums, are controlled by the townhouse parcel owner. Motor vehicles parked in a townhouse parcel's parking space(s) shall not exceed the parking space boundaries. An unauthorized vehicle parked on a townhouse parcel's parking space is subject to removal without the owner's notice, at the owner's expense. Parking spaces are designed for the use of vehicles and not as storage spaces for non-motorized equipment. Construction equipment see subsection (I).

2. Section I. 3. I. of the Rules & Regulations is amended to read as follows:

- (i). Construction trailers, vehicles, dumpsters, and equipment are only allowed while work is being performed. Dumpsters must be dumped once per week. Moving vans and other trailers are only allowed on the property to load/unload.
- (ii). Owners must contact the Association to request a Trailer Pass before parking any of the vehicles described in subsection (i) above on the property. Trailer Passes may be picked up from the office or Patrol shack with prior notice and approval. Trailer Passes must be displayed in the window or on the door of the vehicle at all times.

2. Section II. 14. of the Rules & Regulations is amended to read as follows:

**ENFORCEMENT.** The Association retains enforcement rights, including all available remedies per current FL Statutes and Association covenants. This includes, but is not limited to fines, injunctions and towing.

**FINES.** The Association may levy reasonable fines, not to exceed \$100 per violation. Fines shall be levied and imposed pursuant to Section 720.305, Florida Statutes, and shall be subject approval by a Fining Committee to be appointed by the Board pursuant to the statutory requirements.

Fines related to certain specific violations are listed below:

- Failure to obtain a Variance = \$100 fine per violation
- Unauthorized Trailer in front of Unit = \$100 fine per violation
- Unauthorized Trailers in Association Common Areas will be towed at Owner's expense.
- Dog in pool deck area = \$50 fine per violation
- Dog in pool = \$100 fine per violation
- Fecal accident in pool = \$100 fine per violation