

Declaration and By-Law Amendment
of
Island Shores Estates Condominium Association

The following articles of the Association's Declaration and By-Laws, were amended by a 2/3 majority vote at the Annual Association meeting on November 18, 1993.

Amendment # 7 B1526P0870
Amends paragraph 3, # 6. only By-Laws Page 3

6. Notice of Meeting - It shall be the duty of the clerk to mail, by United States mail, a notice of each annual meeting or special meeting of the Owner's, at least twenty one days in advance of such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner of record, at the address of their his respective units or at such other address as each owner may have designated by notice in writing to the clerk. The mailing of a notice of meeting in the manner provided in this section shall be considered service of notice.

Amendment 8 B1526P0892
Amends Paragraph 1. only By-Laws Page 25

1. Manner of Notice - All notices, demands, bills, statements or other communications provided for or other communications provided for or required under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States Mail, first class postage prepaid, (i) if to an owner, at the address of their Unit and at such other address as the Owner may have designated by notice in writing to the clerk, or (i i) if to the Unit Owner's Association, the Board of Directors or the Manager at the principal office of the Manager or at such other address as shall be designated by notice in writing to the Owners pursuant to this section.

Amendment 10

Amend Article XII by adding a new section 3 By-Laws Page 27 as follows:

3. Assignment of Rents. Each owner who leases a Unit which is or becomes subject to to outstanding assessments for common expenses, liens, late fees, fines, condo fees or legal fees levied against such unit and remaining unpaid for more than thirty (30) days, hereby assigns to the Unit Owner's Association all rents due or to become due to the owner from the lessee of that unit, until the outstanding assessments are paid in full. The Association may exercise this assignment of rents provision by written demand to the lessee for payment of rents directly to the Association, without prior notice to the Owner, provided that notice of the

receipt of rents in partial or full satisfaction of outstanding assessments shall be given to the Owner in accordance with Article XI promptly upon receipt thereof. Payment of rents by any lessee to the Association pursuant to this Article shall constitute a complete defense to any eviction action or other suit for rents brought by the Owner against their lessee, to the extent that such action or suit is based on nonpayment of the rents paid to the Association. Failure of a lessee to pay rents directly to the Association after written demand will lead to revocation of the Association privileges and shall not absolve the owner from any liability to the Association. This amendment shall be incorporated into all leases.