

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Brian S. Hess, Esq.
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

_____ the space above this line is reserved for recording purposes _____

**CERTIFICATE OF AMENDMENT TO BYLAWS OF
WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the BYLAWS OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., recorded in Official Records Book 1695, Page 721, of the Public Records of Citrus County, Florida, as amended and supplemented (hereinafter "By-Laws"), hereby certify that the AMENDMENT TO BYLAWS OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 10th day of December, 2016 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Article XIII of the By-Laws, as amended, by the affirmative vote of a quorum of members present in person or by proxy. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the By-Laws shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 14th day of December, 2016.

Signed, sealed and delivered
in the presence of:

Christine M. Runion
(Sign - Witness 1)
Christine M. Runion
(Print - Witness 1)

James W. Reiff
(Sign - Witness 2)
JAMES W REIFF
(Print - Witness 2)

Christine M. Runion
(Sign - Witness 1)
Christine M. Runion
(Print - Witness 1)

James W. Reiff
(Sign - Witness 2)
JAMES W REIFF
(Print - Witness 2)

WINDERMERE GARDEN VILLAS
HOMEOWNERS ASSOCIATION, INC.

By: Clinton Reph
(Sign)
Clinton Reph
(Print)

President, Windermere Garden Villas
Homeowners Association, Inc.

Attest: Margaret Carlock
(Sign)
Margaret Carlock
(Print)

Secretary, Windermere Garden Villas
Homeowners Association, Inc.

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing was acknowledged before me this 14th day of December,
2016, by Clinton Reph, as President, and Margaret Carlock, as
Secretary, of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a
Florida not for profit corporation, who are personally known to me
or who have produced _____ as identification.

NOTARY PUBLIC

Christine M. Runion (Sign)
Christine M. Runion (Print)

State of Florida, At Large
My Commission Expires:



**AMENDMENT TO BYLAWS OF
WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.**

The following amendment(s) are made to Article IV, Section 4 and Article VI, Sections 1 and 3 of the BYLAWS OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., as amended, recorded in Official Records Book 1695, Page 721, *et. seq.*, of the Public Records of Citrus County, Florida (additions are indicated by underlining, deletions are indicated by ~~strike through~~, and omitted but unaltered provisions are indicated by ellipses):

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ARTICLE IV. – MEETINGS OF MEMBERS

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Section 4. Quorum – The presence at the meeting, in person or by proxy, of members entitled to cast a ~~majority~~ thirty percent (30%) of the votes of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the declaration, the articles of incorporation, or these bylaws. If a quorum is not present at any meeting, the members entitled to vote at the meeting shall have the power to adjourn the meeting from time to time without notice, other than announcement at the meeting, until a quorum is present.

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ARTICLE VI. BOARD OF DIRECTORS – MEETINGS

Section 1. Meetings – The Board of Directors shall meet at least annually immediately after the annual meeting of members. Subsequent meetings of directors shall be held when called by the president of the association, or by any two directors, after not less than ~~three days~~ 48 hours notice to each director, and notice shall be posted conspicuously 48 hours in advance for the attention of members of the Association, except in an emergency. Alternatively, notice may be electronically delivered (e.g., by e-mail) at least forty-eight (48) hours in advance of a meeting to those members that have consented in writing to receiving notice of such meeting by electronic transmission.

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Section 3. Method of Participation – A board member/director may participate in a board meeting or members' meeting in person, or via telephone, real-time videoconferencing, or similar real-time electronic or video communication. Such board member/director participation shall count toward a quorum for such meeting, and a board member/director shall be entitled to vote in the same manner as if such board member/director was physically present. A speaker must be used so that the conversation of any such board member/director may be heard by the board members/directors attending in person, as well as by any owners present at a meeting.

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