

Ex. 3
By- Laws

2025 Amended and Restated Cover sheet

- The amended By-laws are now part of the current By-Laws if approved. The verbiage in each articles 1-17 has been updated to align with Florida Statue Chapter 718.
- All references to “Developer” has been removed.
- **Article II Section 2.** All verbiage after "Voting Member" on the 7th line has removed.
- **Article II Section 5.** changed to read as follows;

Proxies. Proxies may only be used to fulfill a quorum at the annual meeting. All proxies shall be in writing and signed by the person that has a voting certificate on file and shall be filed with the Secretary prior to the annual meeting.

- **Article II Section 6.** Designation for voting members who have a certificate on file, provisions a., b., and c. have been removed.
- **Article III Section 4.** the word transacting has been changed to transact.
- **Article III Section 5.** the words “and shall be called” has been added.
- **Article III Section 7.** the word annual has been added.
- **Article IV Section 1.** Now reads as follows; The Board of Directors shall consist of nine (9) members. Effective January 1,

2011, all nine (9) directors shall be elected, four (4) for terms of one (1) year and five (5) for two (2) year

terms. After the election in January 2011 and the expiration of respective initial terms, Directors will serve

terms of two (2) years. Four (4) directors are to be elected during even calendar years and five (5)

directors are to be elected during odd calendar years. Each member of the Board of Directors shall be either the owner of a condominium unit or an owner of an interest therein.

- **Article IV Section 4. Now reads as follows;** Vacancies on Directorate. Any vacancy occurring on the Board before the

expiration of a term may be filled by the affirmative vote of the majority of the remaining directors, even

if the remaining directors constitute less than a quorum, or by the sole remaining director. In the alternative, a Board may hold an election to fill the vacancy, In which case the election procedures must

conform to the requirements of By-Laws Article II, Section 7. A board member appointed or elected under this section shall fill the vacancy for the unexpired term of the seat being filled. The election held for the purpose of filling said vacancy may be held at any regular or special meeting of the Board of Directors.

- **Article IV Section 5. Now reads as follows;**

Disqualification and Resignation of Directors. Any Director may resign at any time by sending a written notice of such resignation to the office of the Association delivered to the Secretary.

Unless otherwise specified therein, such resignation shall take effect upon receipt thereof by the Secretary. In the event a Director ceases to be an owner of a condominium unit or in the event a corporate

ownership ceases to be an officer of said corporation, then the directorship shall immediately and automatically terminate. No member shall continue to serve on the Board should he be more than ninety

(90) days delinquent in the payment of any monetary obligation due the Association. The existence of any such delinquency shall constitute and result in an automatic a resignation of office, effective when such resignation is accepted by the Board of Directors.

- **Article IV Section 6 and 7** the word telegraph has been updated to read

“electronic mail”.

- **Article IV Section 10 Now reads as follows;**

Compensation. Neither directors nor officers shall receive any compensation not budgeted for the services they provide. Directors and officers may be reimbursed for all actual and proper out-of-pocket expenses relating to the proper discharge of their respective duties. Any such reimbursement shall be approved by at least two members of the Board of Directors with the director or officer requesting such reimbursement abstaining from any vote on the matter.

- **Article IV Section 11. (d.) and (i)** reference to “developer” has been removed.
- **Article IV Section 12 and 13** Reference to developer has been removed including 13 A., B. (a. - d.) removed.
- **Article V. Sections 5, 6, 7 and 8.** References to He, she, him, her, his been changed to their formal titles I.E. President / Vice President.
- **Article VI Section 5** has been updated to read as follows;

Application of Payments and Commingling of Funds. All sums collected by the Association from assessments may be commingled in a single fund, or divided into more than one fund, as determined by the Board of Directors. All assessment payments by a Unit owner shall be applied first to any interest accrued by the association, then to any administrative late fee, then to any costs and reasonable attorney fees incurred in collection, and then to the delinquent assessment.

- **Article VII** has been changed from two-thirds (2/3) to a majority.
- **Article IX** has been changed to read as follows;

At any foreclosure sale of a Unit the Board of Directors may, with the authorization and approval by the affirmative vote of Voting Members casting not less than two-thirds (2/3) of the total votes of the

Unit owners, wherein said matter is voted upon, acquire in the name of the Association or its designee, a condominium parcel being foreclosed. The term "foreclosure" as used in this section shall not mean and

shall not include any foreclosure of any lien for assessments for unpaid common expenses of the Association. The power of the Board of Directors to

acquire a condominium parcel at any foreclosure sale shall never be interpreted as any requirement or obligation on the part of the Board of Directors, or of the Association, to do so at any foreclosure sale, the provisions hereof being permissive in nature and for the purpose of setting forth the power in the Board of Directors to do so should the requisite approval of the Voting Members be obtained. In any proceeding to foreclose the Association's lien for unpaid assessments for common expenses. The Association shall have the unqualified right to purchase the unit(s) being foreclosed at the foreclosure sale. or to take a deed in lieu of foreclosure, and no approval of the members shall be necessary.

- **Article X** now reads as follows;

These By-Laws may be altered, amended or added to by the affirmative vote of a majority of the total Unit Owners of the Condominium, voting in person at a duly called regular or special meeting of the Unit Owners of the Condominium, or by written approval, in any form, of a majority of the total Unit Owners of the Condominium.

- **Article XVI Section 1.** has been changed to read as follows;

Protection of Property. All taxes and special assessments upon a condominium Unit shall be paid before becoming delinquent, as provided in these condominium documents, or by law, whichever is sooner.

- **Article XVII** All references to developer have been removed.

Section 2. (c) \$50.00 has been updated to \$100.00