

This instrument was prepared by
And to be returned to:

P
Scott D. Newsom, Esq.
Hurley, Rogner, Miller, et al.
1560 Orange Avenue
Suite 500
Winter Park, Florida 32789
(407) 571-7400

CERTIFICATE OF AMENDMENTS TO THE BY-LAWS OF
KINGS COVE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, those certain By-Laws of Kings Cove Homeowners Association, Inc. were adopted on March 3, 1988 (hereinafter, the "Bylaws"); and

WHEREAS, the Bylaws were recorded as part of that certain Notice of Preservation of Use Restrictions Under Marketable Record Title Act in Official Records Book 9100, Page 1607, *et seq.*, Public Records of Seminole County, Florida; and

WHEREAS, the Bylaws govern the operation of Kings Cove Homeowners Association, Inc., a Florida not for profit corporation (hereinafter, the "Association"); and

WHEREAS, Article XII of the Bylaws provides the method and/or procedure as to how the Bylaws can be amended; and

WHEREAS, Article XII of the Bylaws provides in pertinent part that the Bylaws may be amended by a majority vote of the Directors present at a duly constituted meeting of the Association's Board of Directors; and

WHEREAS, the Association desired to amend Article VII, Section 1 of the Bylaws, Article VIII, Section 9 of the Bylaws, and Article X of the Bylaws, as all such amendments are more particularly described in the attached Exhibit "A", which is incorporated herein by this reference in its entirety; and

WHEREAS, a meeting of the Association's Board of Directors was duly called and held on November 13, 2018; and

WHEREAS, a quorum of the Association's Board of Directors was in attendance at that meeting on November 13, 2018; and

WHEREAS, the proposed amendments to Article VII, Section 1 of the Bylaws, Article VIII, Section 9 of the Bylaws, and Article X of the Bylaws, as all such amendments are more particularly described in the attached Exhibit "A", were approved by at least a majority of the members of the Association's Board of Directors; and

WHEREAS, the Bylaws were amended and such amendments were duly adopted in accordance with the provisions of the Bylaws by the Association.

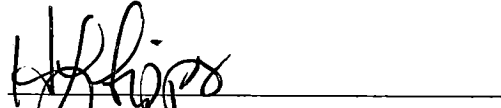
NOW, THEREFORE, the undersigned hereby certify that the amendments to the Bylaws attached hereto as Exhibit "A", such exhibit being incorporated herein by this reference in its entirety, are true and correct copies of the amendments approved and/or adopted in accordance with the terms, conditions, and requirements of the Bylaws.

WITNESS our signatures hereto this 13 day of November, 2018.

WITNESSES:




Print Name: Earl Henry



Print Name: Heather L. Fipps

KINGS COVE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

By: 

Print Name: Michelle Carter

Title: President

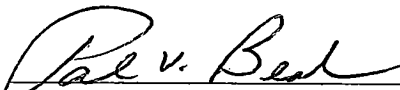
STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 13 day of November, 2018, by Michelle Carter (print name) as the President of **KINGS COVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me, or as produced FL. DRIVERS LICENSE as identification.

NOTARY SEAL:



Paul V. Beals
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF970313
Expires 4/11/2020


Notary Public, State of Florida
Print Name: PAUL V. BEALS
My Commission No.: FF970313
My Commission Expires: 4/11/2020

WITNESSES:

[Signature]
Print Name: Earl Henry

[Signature]
Print Name: Heather L. Fips

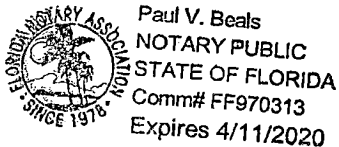
ATTEST:

By: [Signature]
Print Name: William Harris
Title: Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 13 day of November, 2018, by William Harris (print name) as the Vice President of **KINGS COVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me, or as produced FL Drivers License as identification.

NOTARY SEAL:



[Signature]
Notary Public, State of Florida
Print Name: Paul V. Beals
My Commission No.: FF 970313
My Commission Expires: 4/11/2020

EXHIBIT "A"

AMENDMENTS

TO

BY-LAWS

OF

KINGS COVE HOMEOWNERS ASSOCIATION, INC.

Substantial rewording of By-Laws. See Article VII, Article VIII and Article X for present text.

1. Proposed Amendment: Article VII, Section 1 of the By-Laws of Kings Cove Homeowners Association, Inc. is hereby deleted in its entirety and the following is substituted in its place:

VII. DIRECTORS AND MEETINGS

1. The annual meeting of the Association's membership shall be held shall be held at such convenient location in Seminole County, Florida as may be determined by the Board of Directors. The annual meeting of the Association's membership shall be held on a date and time determined by the Board for the purpose of transacting any business authorized to be transacted by the members of the Association, including without limitation, election of Directors as more particularly described in these By-Laws. Meetings of the Association's Board of Directors shall be held at such time and place as shall be determined from time to time by the President of the Association or by a majority of the Directors.

(The Remainder of Article VII of the By-Laws Remains Unchanged)

2. Proposed Amendment: Article VIII, Section 9 of the By-Laws of Kings Cove Homeowners Association, Inc. is hereby deleted in its entirety and the following is substituted in its place:

VIII. OFFICERS

(Article VIII, Sections 1 through 8, inclusive, Remain Unchanged)

9. Within ninety (90) days after the end of the Association's fiscal year, the Treasurer, his or her appointed agent, and/or the Board of Directors' designee shall prepare and complete, or contract with a third party for the preparation and completion of, a financial report for that preceding fiscal year of the Association. Not later than one hundred eighty (180) days after the end of the preceding fiscal year, the Association shall provide each member with a written notice that a copy of the financial report is available upon request at no charge to the members. The financial report shall be based upon the Association's total annual revenues as follows:

- (a) If the Association's total annual revenues are less than \$150,000, the Association shall prepare a report of cash receipts and expenditures;
- (b) If the Association's total annual revenues are \$150,000 or more, but less than \$300,000, the Association shall prepare compiled financial statements;
- (c) If the Association's total annual revenues are \$300,000 or more, but less than \$500,000, the Association shall prepare reviewed financial statements; and
- (d) If the Association's total annual revenues are \$500,000 or more, the Association shall prepare audited financial statements.

Notwithstanding anything to the contrary in this Section 9, if approved by a majority of the Association's voting interests who are present, in person or by proxy, at a meeting of the Association's membership at which a quorum has been attained, the Association shall prepare or cause to be prepared a financial report based on a lower total annual revenue threshold. As an illustration, but not as a limitation, if the Association's total annual revenues in a fiscal year are \$300,001, instead of preparing reviewed financial statements, and if approved by a majority of the Association's voting interests who are present, in person or by proxy, at a meeting of the Association's membership at which a quorum has been attained, the Association shall prepare or cause to be prepared either a report of cash receipts and expenditures or a compiled financial statement, whichever has been approved by the Association's membership as described in this Section 9. The Association's Board of Directors, the Association's agent, and/or the Association's designee shall prepare an annual budget. The annual budget and the financial report shall also be available for inspection in accordance with Section 720.303(5) of the Florida Statutes, as it may be amended and/or renumbered from time to time, and/or any rules regarding inspection of records that may be adopted by the Association.

(The Remainder of Article VIII of the By-Laws Remains Unchanged)

3. Proposed Amendment: Article X of the By-Laws of Kings Cove Homeowners Association, Inc. is hereby deleted in its entirety and the following is substituted in its place:

X. BOOKS AND PAPERS

The official records of the Association, as defined in Section 720.303(4) of the Florida Statutes, as it may be amended and/or renumbered from time to time, shall be available for inspection by the Association's members. Any such inspection of the Association's official records shall be subject to the requirements of Section 720.303(4) of the Florida Statutes, as it may be amended and/or renumbered from time to time. Provided, however, that the Directors may adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and any copying of the Association's official records.

(The Remainder of the By-Laws Remains Unchanged)
