

Since many homeowners have not been able to access a copy of our current documents due to the website being down, the following is a breakdown by page of the **proposed** changes to the documents.

This is merely a summary of the changes and is not intended to influence your vote in any way.

Articles of Incorporation:

Article I-Name unchanged

Article II – Principal office and mailing address changed to reflect our current office and address

Article III – Duration- unchanged

Article IV- New heading of Definitions that remain the same throughout the documents. New heading of

Article V- Purpose same with the deletion of the references to the declarant (Lee Wetherington)

Article VI- old article V- no change

Article VII- classification of membership reflected in other areas. No change to classification.

Article VIII- Directors – no change

Article XII – Indemnification – expansion of him to include or her.

Article IX- By-Laws, new. Merely states that the by-laws may be changed from time to time in the manner provided by the By-laws. Old IX made reference to initial registered office and agent, no longer valid.

Article X – Amendments (Old Article XI) with the exception references to the initial turnover date have been deleted. No longer valid. Old Article X deleted as made reference to the incorporator that is no longer valid.

Article XII- Indemnification. Added. Standard wording indemnifying Directors and Officers.

Declaration of Protective Covenants, Conditions and Restrictions:

All wording on page I under Witnesseth have been removed. This is a reference to the initial exhibits to the proposed property and the declarant, which are no longer valid or needed.

New Page 1 – Article 1- Definitions that will be used throughout the document.

Page 3- Article 2- same as the old Section II on page 2, no change

Article 2.1 – removed Declarant and clarification of Membership

Article 2.2 – Common areas- removed declarant and references to the turnover. No longer needed.

Article 2.3 – Easements- removed declarant and replaced with Association. Platted property replaced with subdivision. No other changes.

Article 2.4- Administration and Operation – same except a prior amendment with regard to landscaping on the lots has been incorporated. No change to how we treat landscaping currently.

Article 2.04c- added Littoral areas.

Article 2.5 – Right of Access, No change

Article 2.06- Management Agreement –same, except for removing declarant.

Article 2.07 -Insurance – no change

Article 2.08 – Disputes- changed declarant to subdivision.

Article 2.09 – Rights of Declarant- removed no longer valid

Article 3 – Assessments (old Section IV)

Article 3.1 wording with reference to the community is not completed.

Article 3.2 to 3.3 a through o- same as old Article (4.4) 3.3 d adding common areas to lot landscape and irrigation.

Article 3.4 – same as old 4.05 with exception of removing declarant references.

Article 3.5, 3.6 and 3.7 is the same as old 4.06,4.07 and 4.08

Article 4- Lien Rights- replaces old 4.02

Article 5- Use Restrictions (old Section III) referencing Oscar Sherer State Park – no change

Article 5.3(b)- added roof and solar panels to Alterations

Article 5.3 (c) to (q) all unchanged (r) size of antennas changed from 18 inches to 1 meter.

Article 5.4 Maintain Improvements (old 3.04) incorporates a prior amendment to this section.

Article 5.5 same as old 3.05

Article 5.6 same as old 3.06

Article 6-General and Procedural Provisions (Old Section V)

Article 6.1 Duration same as old 5.01

Article 6.2 Remedies same as old 5.03

Article 6.3 old 5.04 same, except for removal of the declarant.

Article 6.4 and 6.5 same as the old 5.05

Article 6.6 Severability- same as old 5.06 but wording updated to reflect current statute.

Article 6.7 Headings and Capitalization- clarification of purpose of said items.

BY-LAWS

Article 1.1and 1.2 same as current

Article 1.3 Definitions added for constancy

Article 1.4 Corporate Seal reflects current statute

Article 1.5 old 1.01 Primary Purpose- same

Article 2- Membership, Voting, Quorum and Proxies have been incorporated in this section previously found in Articles 2 and 3

Article 2.1 Qualification – added Articles of Incorporation

Article 2-2-2.8 same other than change of order

Article 2.7 Voting Representatives- removed Leases. This is contrary to one vote per member who must be an owner.

Article 2.9 Proxies- changed to no more than 5 proxies can be held by the owners of any one lot any one time. The President or Secretary can hold an unlimited number of proxies. This clarifies the 5 per person in our current language and clarifies in the absence of a designation on the proxy the Secretary becomes the proxy.

Article 2.10 Limited Proxies – New clarifies the use of the proxy.

Article 2.11 Method of Voting- same

Article 2.12 and 2.13 – Online and electronic notice- new to reflect newer methods.

Article III

Article 3.1 to 3.6 same as old Article 4

Article 3.7 Order of Business- added to establish order of business at Annual Meeting, Basically, this is the order of the agenda.

Article IV (Old Article V)

Article 4.1-4.2 same

Article 4.3A Annual election. Nominations from the floor are allowed only when there are fewer candidates than openings and the nominating committee has been eliminated.

Article 4.3B Secret ballots shall not be used in the election of a director was added.

Article 4.4-4.6 same

Article 4.7- removed more than 3 consecutive unexcused absences from regular board meetings shall be deemed an offer of resignation.

All remaining Articles are the same. Old Article 5.14 Joinder in Meeting was removed

6 Article V Powers and Duties of Board (Old Article)

Article 5.2A amount of fine updated to reflect current statute of \$100 and wording to reflect current statute.

Old 6.02.4 and 02.5 replaced within 5.2 to reflect current statute

Article 5.3 -5.6 same as old 6.03 to 6.06

Article VI Meetings of Directors

Article 6.1 48 hour notice of meeting

Article 6.2 Defines participation to include electronic methods.

Both of these are new

Article VII – Officers

Article 7.1 to 7.7 same as old

Article 7.8 added to delegate functions to the management company.

Article VIII – Fiscal Management

8.1 and 8.2 same

8.3 Budget changed from December 15th to December 1st to allow more time for mailing.

8.4 and 8.5 same as old

8.6 Acceleration of Assessments updated from 10 days' notice to 15 days' notice

8.7 Expenditures -same

8.8 Depository added electronic transfers

8.9 Audit- changed to 90 days to comply with statute. Also removed “No report need be audited by a certified public accountant unless the board determines otherwise. We do require the use of a CPA.

8.10 Fidelity Bonds- clarifies the limit required.

Article IX – Parliamentary Rules

Same as old

Article X- Amendment

Old wording removed as was reference to the declarant and replaced with old 5.04

Article XI-Emergency Powers

This section is new but reflects and amendment made during Covid and follows the Florida Statute.

Article XII- Miscellaneous (old Article 11)

Incorporates other sections of the by-laws with no change.

12.3 Waiver has been added. Basically says no provisions of the by-laws shall be deemed waived by failure of the board to enforce the same.