

CERTIFICATE OF AMENDMENTS
TO THE AMENDED AND RESTATED BYLAWS
FOR
OLEANDER PINES ASSOCIATION, INC.

The Amended and Restated Bylaws for Oleander Pines Association, Inc. were recorded in the public records of St. Lucie County, Florida at Official Records Book 3822, Page 1565, et. seq. The Amended and Restated Bylaws are hereby amended as approved by a vote of the members at a meeting of the members.

1. Section 3(c) is amended to read as follows:

Notice of all members' meetings, regular or special, shall be given by the PRESIDENT, VICE PRESIDENT or SECRETARY of the ASSOCIATION, or other officer of the ASSOCIATION in the absence of said officers, to each member, unless waived in writing, such notice to be written or printed and to state the time and place and object for which the meeting is called. Such notice shall be given to each member not less than fourteen (14) days nor more than sixty (60) days prior to the date set for such meeting, which notice shall be mailed, presented personally, or given by electronic communication such as email to each member within said time. If presented personally, receipt of such notice shall be signed by the member, indicating the date on which such notice was received by him. If emailed, such notice shall be deemed to be properly given when the email is sent from the computer device. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post address as it appears on the records of the Association (Register of Owners) as of the date of mailing such notice, the postage thereon of the person giving the notice. Any member may opt out of receiving notice by electronic communication by providing written notice thereof to the Association President or Secretary. Any member may, by written waiver of notice signed by such member, waive such notice and, such waiver, when filed in the records of the ASSOCIATION, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. If any member's meeting cannot be organized because a quorum has not attended, or because the greater percentage of the membership required to constitute a quorum for particular purposes has not attended whatever the latter percentage of attendance may be required as set forth in the Articles of Incorporation, these By-Laws or the Declaration, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum, or a required percentage of attendance if greater than a quorum, is present.

(The balance of the Section 3 remains unchanged.)

2. Section 4(l) and 4(m) are added to read as follows:

l) To impose fines, require reimbursement for attorney fees incurred in the imposition and collection of fines, require reimbursement of costs and fees paid by the Association in order to correct or abate a violation or incurred in the imposition of fines or collection of any monies due the Association. The fines imposed may be up to a maximum of \$100.00 per day per violation. The total amount of fines, reimbursements, costs and fees imposed by the Board may exceed \$1,000.00 and shall have no limitation as to accumulated amounts due and collectable.

m) The Association shall have the right to charge interest for all past due monies owed to the Association up to the maximum rate allowed under Florida Law. The Association shall have lien rights to secure such fines, reimbursement, costs, and fees. Upon the imposition of fines, reimbursements, costs and fees and the failure of the homeowner to pay said monies for a period of 30 days or more or such other time required under law, if the law requires a longer time of nonpayment, the Association shall be entitled to file in the Public Records of St. Lucie County, Florida, a notice of its claim of lien by virtue of this contract with the owner. Said notice shall state the amount of the monies due and shall contain a reason of imposition of said monies. The lien herein provided for shall date from the time that the monies was first due and payable, but shall not be binding against creditors or subsequent purchasers for a valuable consideration and without notice until said notice is recorded. The lien herein provided for shall be due and payable forthwith upon notice to owner of imposition and, if not paid, said lien may be enforced by foreclosure in equity in the same manner as mortgages. The liens for unpaid monies hereinbefore provided for shall be subordinate and inferior to any lien for taxes and to any mortgage lien so long as said mortgage is a first mortgage against the property encumbered thereby and secures indebtedness to be amortized in monthly or quarter-annual payments over a period of not less than ten years. Where the mortgagee of a first mortgage of record or other purchaser of a lot obtains title to the lot and improvements located thereon as a result of foreclosure of the first mortgage or where a mortgagee of a first mortgage obtains title to the lot and improvements thereon as a result of a conveyance in lieu of foreclosure of the first mortgage, such acquirer of title, its successors and assigns, shall not be liable for the assessment pertaining to said property which became due prior to the acquisition of title in the manner provided by Florida Statute 720.3085 (2016) as amended from time to time.

(The balance of the Section 4 remains unchanged.)

3. Section 8(c) is amended to read as follows:

In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of a majority of the entire membership. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President and Secretary of the ASSOCIATION, and a copy thereof shall be recorded in the Public Records of St. Lucie County, Florida, within 10 days from the date on which any amendments or amendments have been affirmatively approved by the members.

(The balance of the Section 8 remains unchanged.)

4. The foregoing amendments to the Amended and Restated Bylaws for Oleander Pines Association, Inc. was adopted by a vote of the members at a meeting of the members.

5. All provisions of the Amended and Restated Bylaws for Oleander Pines are herein confirmed and shall remain in full force and effect, except as specifically amended herein.