

This instrument was prepared by
And should be returned to:
Karen Wonsetler, Esq.
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CERTIFICATE OF FIRST AMENDMENT TO BYLAWS
FOR
HAMMOCK TRACE PRESERVE HOMEOWNERS ASSOCIATION, INC.

This Certificate is verified and executed by the board of directors of HAMMOCK TRACE PRESERVE HOMEOWNERS ASSOCIATION, INC. and shall provide confirmation that the membership has elected to amend the Association's governing documents by written instrument in conformity with the Association's documents, Chapters 617 and 720, Florida Statutes.

This amendment shall constitute the First Amendment to the following existing association document:

Bylaws of Hammock Trace Preserve Homeowners Association, Inc. as recorded in Book 5770, Page 6224, on April 19, 2007 in the Public Records of Brevard County, Florida.

This First Amendment was duly and properly adopted pursuant to the provisions of Article 9, Section 9.2 by the affirmative vote of at least two-thirds (2/3) of the total membership votes, as required with all due notice as required for a valid amendment.

Article 2.1

The Number of votes needed for a quorum on any vote in person or by certified written ballot of the Association shall be a minimum of ~~thirty percent (30%)~~ ten percent (10%) of the sum of all votes held by qualified Class A Members and Class B Members for any ballot to be valid. All matters to be voted on by the Association shall require quorum and shall be decided by a majority of those votes cast by Owners represented by the quorum unless a greater number of votes is required pursuant to these Bylaws, the Articles or the Declaration.

Article 9.2, Paragraph 2

[...]

At such meeting, if the Developer maintains a Class B membership, the Amendment or Amendments proposed must be approved by the Developer and an affirmative vote of members holding at least two-thirds (2/3) of the total membership votes ~~(Class A and Class B combined for all phases of the Subdivision that will ultimately be operated by the Association)~~, votes cast either by proxy or in person in order for such Amendment or Amendments of the By-Laws to be effective. [...].

Article 9.2, Paragraph 3

At such meeting, if the Developer no longer maintains a Class B membership, the Amendment or Amendments proposed must be approved solely by an affirmative vote of the members holding at least two-thirds (2/3) of the total membership votes cast either by proxy or in person and the above referenced procedure for certification, filing and recording shall be followed. [...]

This FIRST AMENDMENT shall be effective upon recordation of this Certificate in the Official Records.

Executed in Brevard County, Florida on this 28 day of October, 2015

Executed By:

HAMMOCK TRACE PRESERVE
HOMEOWNERS ASSOCIATION, INC.

Adam Browne [Seal]
By: Adam Browne
Title: President

Attested By:

Kevin Biggs [Seal]
By: Kevin Biggs
Title: Secretary

Signed, sealed and delivered in the presence of the following witnesses:

Ana B Pareja
Witness #1
Printed Name: Ana B Pareja

Rachel Moss
Witness #2
Printed Name: Rachel Moss

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 28 day of October, 2015 by Adam Browne [President] & Kevin Biggs [Secretary], respectively, of the HAMMOCK TRACE PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of that Association. They are each personally known to me or have each produced valid photographic identification. They each freely acknowledge executing and attesting to this document in the presence of two subscribing witnesses, each under oath and each duly authorized in them by the corporation as officers of the Association, and that the seal affixed thereto is the true corporate seal, and that all corporate formalities have occurred and been satisfied.

(Notary Seal)

Doreen K Acevedo
Notary Public – State of Florida
Print Name of Notary: Doreen K Acevedo
Commission No.: EE 149196
My Commission Expires: 1-24-2016

