

This Instrument Prepared by and Return to:

Knox Levine, P.A., 36354 U.S. Hwy 19 N, Palm Harbor, FL 34684

CERTIFICATE OF AMENDMENT TO THE BYLAWS AND ARTICLES OF INCORPORATION OF TALL PINES COMMUNITY ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached Amendments to the Bylaws and Articles of Incorporation of Tall Pines Community Association, Inc. The Bylaws were originally described in Official Records Book 1406, Page 1648, et. seq., of the Public Records of Pasco County, Florida; the Articles of Incorporation were originally described in a filing with the State of Florida on March 21, 1985. These amendments were duly approved at the Membership Meeting in the manner required in each respective document on February 15, 2024.

IN WITNESS WHEREOF, we have affixed our hands this 8th day of ~~February~~ March 2024 at Pasco County, Florida.

WITNESSES:

Elizabeth Antkowiak
Signature of Witness #1

Elizabeth Antkowiak
Printed Name of Witness #1

[Signature]
Signature of Witness #2

MAGDALENA HATKA
Printed Name of Witness #2

TALL PINES COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: Dawn Horvath
Dawn Horvath, President

Attest: David Antkowiak
David Antkowiak, Secretary

STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, the undersigned authority, personally appeared Dawn Horvath and David Antkowiak, to me known to be the President and Secretary, respectively, TALL PINES COMMUNITY ASSOCIATION, INC., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 8th day of ~~February~~ March, 2024.

My commission expires:

Rita Helen Merger
Notary Public

Printed Name: Rita Helen Merger



RITA HELEN MERGER
Commission # HH 139470
Expires October 4, 2025
Bonded Thru Budget Notary Services

**AMENDMENTS TO THE ARTICLES OF INCORPORATION OF TALL PINES
COMMUNITY ASSOCIATION, INC.**

The following is an amendment to the Articles of Incorporation of Tall Pines Community Association, Inc., which was filed with the State of Florida on March 21, 1985.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording).

Articles of Incorporation Article VI, Section E is amended to read as follows:

E. Quorum. Except as otherwise expressly required by the Declaration, the presence at a meeting of members, either in person or by proxy, of those entitled to cast at least twenty-five percent (25%) ~~one-third (1/3)~~ of the votes ~~of each class~~ of the membership shall constitute a quorum for any action.

Articles of Incorporation Article VII, is amended to read as follows:

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than ~~three (3)~~ five (5) or more than nine (9) directors, who ~~need not~~ must be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Names</u>	<u>Addresses</u>
Billy R. Barnes	2320 U.S. Highway 19, North Palm Harbor, Florida 33563
William E. Crenshaw	2320 U.S. Highway 19, North Palm Harbor, Florida 33563
John M. Fromme	2320 U.S. Highway 19, North Palm Harbor, Florida 33563
Donna L. Steeves	2320 U.S. Highway 19, North Palm Harbor, Florida 33563

At the first annual meeting, the members shall elect one-third (1/3) of the directors for a term of one (1) year, one third (1/3) of the directors for a term of two (2) years, and one-third (1/3) of the directors for a term of three (3) years; and at each annual meeting thereafter the members shall elect one-third (1/3) of the directors for a term of three (3) years.

AMENDMENTS TO THE BY-LAWS OF TALL PINES COMMUNITY ASSOCIATION, INC.

The following is an amendment to the By-Laws of Tall Pines Community Association, Inc., originally recorded at Official Records Book 1406, Page 1648, et. Seq. in Public Records of Pasco County, Florida, and as subsequently amended.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording).

By-Laws Article III, Section 4 is amended to read as follows:

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) ~~one third (1/3)~~ of the votes ~~of each class of the~~ membership shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

By-Laws Article III, Section 7 is amended to read as follows:

Section 7. Voting Members. If a Lot, Unit or Parcel is owned by a corporation or by a limited liability company, the officer, agent or employee thereof entitled to cast the vote of the corporation or limited liability company ~~there for~~ therefore shall be designated in a certificate for this purpose signed by the president or a vice president of the corporation, an authorized Manager of a manager-managed limited liability company, and filed with the Secretary of the Association, ~~provided, however, that with regard to any Lots, Units or Parcels owned by AMERICAN MANAGEMENT AND DEVELOPMENT CORPORATION such certificate is sufficient if signed by any division president or division vice president thereof.~~ Except as hereafter provided with regard to a Lot, Unit or Parcel owned jointly by a husband and wife, if a Lot, Unit or Parcel is owned by more than (1) person, the person entitled to cast the vote therefor shall be designated in a certificate signed by all of the record owners of the Lot, Unit or Parcel and filed with the Secretary. The person designated in a certificate pursuant to this Section who is entitled to cast the vote for a Lot, Unit or Parcel, as well as any sole owner of Lot, Unit or Parcel, shall be known as the "voting member". Such certificates shall be valid until revoked or until superseded by a subsequent certificate, or until a change in the ownership of the Lot, Unit or Parcel concerned. If a Lot, Unit or Parcel is owned jointly by husband and wife, the following four provisions are applicable thereto:

- (a) They may, but they shall not be required to, designate a voting member.

(b) If they do not designate a voting member and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose the right to vote on that subject at that meeting.

(c) If they do not designate a voting member, and only one is present at a meeting, the person present may cast the vote, just as though he or she owned the Lot, Unit or Parcel individually and without establishing the concurrence of the absent person.

(d) If either or both are present at a meeting, the Lot, Unit or Parcel shall be counted as present for the purpose of determining a quorum.

By-Laws Article IV, Section 1 is amended to read as follows:

Section 1. Number. The affairs of this Association shall be managed by a Board of not less than ~~three (3)~~ five (5) or more than nine (9) directors, who ~~need not~~ must be members of the Association.

By-Laws Article V, Section 1 is amended to read as follows:

Section 1. Nomination. ~~Nomination for election to the Board of Directors shall be made by a Nominating Committee. Candidates may submit their intent to run and be included in the vote by completing the form maintained by the Associations for that purpose. Nominations may also be made from the floor at the annual meeting. Nominations must be made from among members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more other persons. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members and non-members.~~