

12/27/2018 3:20 PM
BOOK 4652 PAGE 2266
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 867231
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.00
Intang. Tax: \$0.00

This instrument prepared by and should)
be returned to:)

Robyn Marie Severs, Esquire)
Becker & Poliakoff, P.A.)
100 Whetstone Place, Suite 302)
St. Augustine, FL 32086)
(904) 423-5372)

Cross-reference O.R. Book 3165, Page)
27, of the Public Records of Alachua)
County, Florida.)

**CERTIFICATE OF RECORDING
FIRST AMENDMENT TO BY-LAWS OF
THE GREENS CONDOMINIUM OF WEST END ASSOCIATION, INC.**

THIS IS TO CERTIFY that the following language amending Sections 4.1 and 4.4 of the By-Laws of The Greens Condominium of West End Association, Inc. ("By-Laws"), constitutes the First Amendment to the By-Laws, as those By-Laws were originally recorded as Exhibit A-4 to the Declaration of the Greens Condominium at West End, recorded in Official Records Book 3165, Page 27, of the Public Records of Alachua County, Florida. These amendments were duly and properly adopted, pursuant to Article 13, Section 13.2 of the By-Laws, by not less than eighty percent (80%) of the Voting Interests of the Members of the Association voting, in person or by proxy, at the Annual Meeting, which was held on November 27, 2018, to wit.

1. Section 4.1 of the By-Laws shall be amended as follows:

4.1 Membership. The affairs of the Association shall be governed by a Board of ~~not less than three (3) nor more than nine (9)~~ **five (5)** Directors, ~~the exact number to be determined in the first instance in the Articles, thereafter, except as provided herein, from time to time upon majority vote of the membership.~~ Directors must be natural persons who are 18 years of age or older. Any Person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for Board membership (provided, however, that the validity of any Board action is not affected if it is later determined that a member of the Board is ineligible for Board membership due to having been convicted of a felony). Directors may not vote at Board meetings by proxy or secret ballot.

*Additions to text indicated by **bold underline**; deletions by ~~strikeout~~.

2. Section 4.4 of the By-Laws shall be amended as follows:

4.4 Term. ~~Except as provided herein to the contrary, the term of each Director's service shall extend until the next annual meeting of the Members and subsequently until her successor is duly elected and has taken office, or until she is removed in the manner elsewhere provided. Notwithstanding the foregoing, any Director designated by the Developer shall serve at the pleasure of the Developer and may be removed and replaced by the Developer at any time.~~ **The Directors shall serve staggered terms. Two (2) Directors will be elected in odd numbered years and three (3) Directors will be elected in even numbered years. All Directors shall serve two (2) year terms. To implement staggered terms, at the first contested election after the effective date of this amendment, the two (2) or three (3) candidates (depending upon whether it is an even numbered or an odd numbered year) with the highest number of votes shall serve a two (2) year term, and the remaining persons elected to the Board shall serve a one (1) year term. If there is not a contested election at the first annual meeting after the effective date of this amendment, the persons seated on the Board shall decide among themselves who shall serve two (2) years and who will serve one (1) year in accordance with these provisions or the implementation of staggered terms will be delayed until the next contested election and all Board members will continue to serve one (1) year terms until staggered terms are implemented. Should one or more of the candidate(s) elected to a two (2) year term under the foregoing criteria notify the newly elected Board in writing immediately following the election and before the Board's organizational meeting, of his or her preference to serve a one (1) year term instead of two (2), then the candidate(s) with the next highest number of votes among the five (5) elected candidates shall serve the two (2) year term. Each Director shall serve from the adjournment of the annual meeting at which the Director is elected until the adjournment of the annual meeting at which his or her term expires or until the Director is removed or resigns in the manner elsewhere provided.**

(Signatures on Next Page)

*Additions to text indicated by **bold underline**; deletions by ~~strikeout~~.

Executed in Alachua County, Florida, on this the 18th day of December, 2018.

Signed, sealed and delivered
in the presence of:

**THE GREENS CONDOMINIUM OF
END ASSOCIATION, INC.**

Deborah A. Martino
Signature of Witness
Print Name: DEBORAH A. MARTINO

By: [Signature]
Title: President
Print Name: Cynthia D. Hearn

Matthew Lindahl
Signature of Witness
Print Name: Matthew Lindahl

Deborah A. Martino
Signature of Witness
Print Name: DEBORAH A. MARTINO

By: [Signature]
Title: Secretary
Print Name: JoAnne Hostetler

Matthew Lindahl
Signature of Witness
Print Name: Matthew Lindahl

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Cynthia Hearn and JoAnne Hostetler, as President and Secretary, respectively, of **THE GREENS CONDOMINIUM OF WEST END ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. They [] are personally known to me or [] has produced FL drivers license as identification.

WITNESS my hand in the County and State last aforesaid on this 18th day of December, 2018.

Brenda Gatson
Notary Public-State of Florida
Print Name: Brenda Gatson
Commission No.: FF 934918
My Commission Expires: 11-14-2019



Brenda Gatson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF934918
Expires 11/14/2019

*Additions to text indicated by **bold underline**; deletions by ~~strikeout~~.