

This instrument was prepared by
and should be returned to:
Stipwash Law Firm, PA
225 S. Swoope Avenue, Suite 110
Maitland, FL 32792

**SECOND AMENDMENT TO THE BYLAWS OF
FELLS COVE HOMEOWNERS ASSOCIATION, INC.**

THIS SECOND AMENDMENT TO THE BYLAWS OF FELLS COVE HOMEOWNERS ASSOCIATION, INC. ("Amendment") is made and approved by the Board of Directors of Fells Cove Homeowners Association, Inc. ("Association").

WHEREAS, the Association is a not-for profit homeowners association operating pursuant to Chapter 720, Florida Statutes; and

WHEREAS, the Association is governed by, among other documents, those certain Bylaws of Fells Cove Homeowners Association, Inc. (the "Bylaws"); and

WHEREAS, pursuant to Article 11, Section 11.3 of the Bylaws, the Bylaws may be amended with the affirmative vote of a majority of the votes of the Directors present at a regular or special meeting of the Board of Directors; and

WHEREAS, a meeting of the Board of Directors was held on Dec. 28, 2021 at which a quorum of the Board was present and a majority of the Board of Directors affirmatively voted in favor of this Amendment.

WHEREAS, notice of the Board of Directors meeting was posted as set forth in Article 6, Section 6.4 of the Bylaws.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Definitions.** Unless otherwise expressly set forth in this Amendment, capitalized terms appearing in this Amendment shall have the meanings ascribed to those terms by the Declaration of Covenants, Conditions and Restrictions for Fells Cove as recorded in the Public Records of Osceola County, Florida.

3. **Amendment.**

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Fells Cove Homeowners Association, Inc.
Second Amendment of Bylaws

(a) Article 5, Section 5.6, of the Bylaws are hereby amended with the following insertions and deletions:

Section 5.6. Number. The Board at all times shall consist of not less than three (3) and no more than seven (7) Directors. ~~Seven (7) Directors.~~ This Amendment shall be effective at the Annual Meeting following the adoption. ~~At the Annual Meeting following the adoption of this amendment the number of Directors shall be seven (7).~~

(b) Article 6, Section 6.3, of the Bylaws are hereby amended with the following insertions and deletions:

Section 6.3 Special Meetings. Special meetings of the Directors may be called by the President of the Association, or by any two (2) Directors upon giving notice to the Members as set forth in Section 6.4. The notice shall state the time, place, and purpose of the meeting.

4. Construction. To the extent that the terms, covenants and conditions of this Amendment are inconsistent with the terms of the Bylaws, the terms, covenants and conditions of this Amendment shall control. In all other respects, the terms, covenants and conditions of the Bylaws shall remain in full force and effect and unchanged in any manner.

5. Headings. The paragraph headings have been inserted for convenience and reference only, and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context required a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

6. Severability. Invalidation of any of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances, by judgement or court order, shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the foregoing has been adopted by the Board of Directors in accordance with the Declaration and Bylaws.

Witnesses:

Signature:

Amanda Scott

Print Name:

Amanda Scott

Association:

Sign:

Maria S. Wells

Print:

Maria S. Wells
as President of Fells Cove Homeowners
Association, Inc.

Signature:

Kari Maidonado

Print Name:

Kari Maidonado

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Fells Cove Homeowners Association, Inc.
Second Amendment of Bylaws

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12 day of February 2022, by Maria Wells as the President of Fells Cove Homeowners Association, Inc., who is personally known to me or who produced a Driver's License as identification.



Christopher David Gullion
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG333686
Expires 8/27/2023

Christopher David Gullion
Notary Public
My Commission Expires: _____

Witnesses:

Signature: Amanda Scott

Print Name: Amanda Scott

Signature: Kari Nardone

Print Name: Kari Nardone

Association:

Sign: Keith DeLille

Print: Keith DeLille
as Secretary of Fells Cove Homeowners Association, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 10 day of February 2022, by Keith DeLille as the Secretary of Fells Cove Homeowners Association, Inc., who is personally known to me or who produced a Driver's License as identification.



Christopher David Gullion
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG333686
Expires 8/27/2023

Christopher David Gullion
Notary Public
My Commission Expires: _____