

PREPARED BY:  
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140 SOUTH BEACH STREET, SUITE 310  
DAYTONA BEACH, FL 32119

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WINDSOR HILL OF PORT ORANGE HOMEOWNERS'  
ASSOCIATION, INC.**

THIS AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC. is made as of this 13<sup>TH</sup> day of APRIL, 2021, by the corporation, not-for-profit.

*RECITALS:*

WHEREAS, WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association") is a homeowners association governed by, and operated in accordance with, its Declaration of Covenants, Conditions and Restrictions, as amended from time to time (hereinafter referred to as the "Declaration"), recorded in Official Records Book 3675, Page 1687 of the Official Records of Volusia County, Florida; and

WHEREAS, the Articles of Incorporation for the Association, as amended from time to time (hereinafter referred to as the "Articles") are recorded in Official Records Book 3675, Page 1678 of the Official Records of Volusia County, Florida; and

WHEREAS, the Bylaws of the Association, as amended from time to time (hereinafter referred to as the "Bylaws") are recorded in Official Records Book 3675, Page 1681 of the Official Records of Volusia County, Florida; and

WHEREAS, the members of the Association have amended the afore-described Declaration, Articles and Bylaws as more particularly set forth on the Amendment attached hereto as Exhibit "A"; and

WHEREAS, the Association warrants and represents that such amendments were properly adopted, with the approval of at least seventy-five (75%) percent of the members of the Association, as more particularly set forth in Article VII, Section 3 of the Declaration and Article X of the Articles.

NOW, THEREFORE, the afore-described Declaration, Articles and Bylaws of WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC., shall be and the same are hereby amended to incorporate the attached Exhibit "A."

IN WITNESS WHEREOF, the Association has caused these presents to be executed by its duly authorized officer and the seal of the Corporation affixed hereto this 13 day of April, 2021.

**WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC.**

ATTEST:

By: *Jeffrey A. Sumner*  
Printed Name: Jeffrey A. Sumner  
Title: SECRETARY

By: *TERRI BARR*  
Printed Name: TERRI BARR  
Title: PRESIDENT

STATE OF FLORIDA                    )  
  ) SS  
COUNTY OF VOLUSIA                )

THE FOREGOING INSTRUMENT was acknowledged before me this 13 day of April, 2021, by means of  physical presence or  online notarization, by TERRI BARR and Jeffrey A. Sumner, each on behalf of WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC., both of whom  are personally known to me or  produced a Florida driver's license as identification.

My Commission Expires:



*Janet James*  
Notary Public, State of Florida  
Janet James  
Printed Name of Notary Public

**EXHIBIT "A"**

**Additions are underlined  
Deletions are ~~stricken~~**

**AMENDMENT TO THE DECLARATION**

*ARTICLE VII, GENERAL PROVISIONS*

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, or such other maximum period of time as permitted by law. This Declaration may be amended ~~during the first twenty (20) year period by an instrument signed by not less than ninety (90%) percent of the Lot Owners, and thereafter by an instrument signed by not less than~~ fifty-one (51%) ~~seventy-five (75%)~~ percent of the Lot Owners. Any amendment must be recorded. Any amendment to the Covenants and Restrictions which alter the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.



**AMENDMENTS TO THE BYLAWS**

*ARTICLE IV, BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE*

Section 1. Number. The affairs of this Association shall be managed by a Board of seven (7) ~~three (3)~~ directors, who need to be members of the Association and must be an owner of record; provided, however, that nothing contained herein shall prevent a resident (but non-owner) of the Association to serve on a committee or in such other capacity deemed reasonable or necessary by the Board of Directors.

*ARTICLE VI, MEETINGS OF DIRECTORS*

Section 4. Conduct of Meetings. Meetings of the Board may be held, in the discretion of the Board, by electronic means, including (but not limited to) teleconference or video conference, and shall have the same force and effect as though held in person.

*ARTICLE XIII, AMENDMENTS*

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of fifty-one (51%) of the Lot Owners. ~~a majority of the quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B.~~

## **AMENDMENTS TO THE ARTICLES**

### *ARTICLE X, AMENDMENTS*

Amendment of these Articles shall require the assent of fifty-one (51%) of the Lot Owners. ~~75 percent (75%) of the entire membership.~~