

This Instrument Prepared By:
Robert Robins, Esq.
1206 S. Ridgewood Ave.
Daytona Beach, FL 32114

CERTIFICATE OF AMENDMENT TO THE COVENANTS & RESTRICTIONS AND BY-LAWS OF WINDSOR HILL OF PORT ORANGE HOMEOWNER'S ASSOCIATION, INC.

This Amendment to the By-Laws is executed this 31 day of December, 2025 by Windsor Hill of Port Orange Homeowner's Association, Inc., ("WINDSOR HILL"), a Florida not-for-profit corporation.

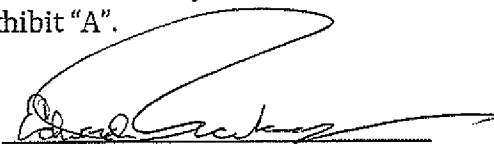
RECITALS:

Whereas, WINDSOR HILL is a homeowner's association in Port Orange, Volusia County, Florida, with Covenants and Restrictions recorded at Book 3675, Page 1687 and Bylaws recorded at Book 3675, Page 1681, and Articles of Incorporation recorded at Book 3675, Page 1678 of the Public Records of Volusia County, Florida;

Whereas, WINDSOR HILL desires to amend and modify its Covenants and Restrictions and By-Laws as attached;

Whereas, WINDSOR HILL warrants and represents that such amendments were properly adopted with an approval of at least fifty-one (51%) of the members of the Association, with ballots counted at a Board meeting held December 19, 2025.

NOW THEREFORE, the Covenants and Restrictions and By-Laws of WINDSOR HILL are amended to incorporate the attached Exhibit "A".



Edward Richardson, President
**Windsor Hill of Port Orange
Homeowner's Association, Inc.
Florida not-for-profit
corporation**

LINDA A ABBOTT

Linda A Abbott
(Name and signature of Witness No. 1)

Jamante Bowen

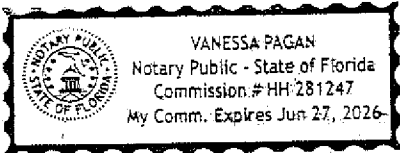
Jamante Bowen
(Name and signature of Witness No. 2)

STATE OF FLORIDA }
COUNTY OF VOLUSIA }

The foregoing instrument was acknowledged before me by means of X physical presence online notarization this 31 day of December, 2025 by Edward Richardson, President of Windsor Hill of Port Orange Homeowner's Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or produced FLDL # R 225586150000 as identification.

[SEAL]

Vanessa
Notary Public - State of Florida
My Commission expires: 10-27-24



WRITTEN CONSENT OF

WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC.

By and through this WRITTEN CONSENT of WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC. (the "Association"), pursuant to Florida Statute Chapter 617, and pursuant to the Bylaws of the Association, the undersigned Unit Owner hereby agrees by such Written Consent to the following:

WHEREAS, the Association is a Florida not-for-profit corporation responsible for the maintenance, operation and administration of the Windsor Hill community; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Windsor Hill of Port Orange Homeowners' Association, Inc. (the "Declaration") was recorded in Official Records Book 3675, Page 1687, et. seq. of the Official Records of Volusia County, Florida, and may be amended as provided in Florida Statute Chapter 720, as well as in accordance with the provisions of Article VI, Section 3 of the Declaration; and

WHEREAS, the Bylaws of the Association (the "Bylaws") were recorded in Official Records Book 3675, Page 1681, et. seq. of the Official Records of Volusia County, Florida, and may be amended as provided in Article XIII of the Bylaws; and

WHEREAS, the Articles of Incorporation of the Association (the "Articles") were recorded in Official Records Book 3675, Page 1678, et. seq. of the Official Records of Volusia County, Florida, and may be amended as provided in Article X of the Articles; and

WHEREAS, Chapter 617.0701(4)(a), Florida Statutes, provides that a voting member of the Association may, at the discretion of the Board, act by written agreement.

NOW, THEREFORE, the undersigned hereby waive any required notice of meeting and act with regard to proposed amendments to the Declaration, Bylaws and Articles as follows:

Additions are underlined

Deletions are ~~stricken through~~



PROPOSED AMENDMENTS TO THE BYLAWS

PROPOSED AMENDMENT B-1

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)~~ five (5) 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.

PROPOSED AMENDMENT B-1

FOR _____

AGAINST _____

