

TO WHOM IT MAY CONCERN:

The undersigned – John Soucheck, President Rio Villa North Homeowners’ Association and Bobbie Bramblett, Secretary, Rio Villa North Homeowners’ Association, hereby certify that the attached documents reflect the official proceedings of the Special Meeting held on April 11, 2017 to vote on amending Paragraph 31, Section (A) Property Rights page 11 of the Amended Declaration of Restrictions of Rio Villa North.

Attachment 1 is the official record of said meeting showing that the amendment of Paragraph 31, Section (A) Property Rights with 49 votes cast “FOR” and 1 vote cast “Against”. The required number of “FOR” votes required to pass an amendment is 50% or 36 votes out of the 72 legal members of Rio Villa North Homeowners’ Association.

Attachment 2 is the amended page of the Amended Declaration of Restrictions of Rio Villa North, currently recorded in OR Book/Page 3515/2874.

IN WITNESS WHEREOF, the parties have set their hands this 21ST day of April April 2017

RIO VILLA NORTH HOMEOWNERS’ ASSOCIATION, INC.

BY: John Soucheck

BY: Bobbie Bramblett

John Soucheck, President

Bobbie Bramblett, Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY the foregoing papers were subscribed and acknowledged by John Soucheck, as President of Rio Villa North Homeowners’ Association, Inc. and Bobbie Bramblett, as Secretary of Rio Villa North Homeowners’ Association, Inc. this 21ST day of April April, 2017.



Patricia A Lee

ATTACHMENT 1

RESULTS OF

RIO VILLA NORTH HOMEOWNERS' SPECIAL MEETING
11 APRIL 2017

PURSUANT TO ARTICLE XIII, CHANGES TO DECLARATION, SECTION 1, OF THE BY LAWS OF RIO VILLA NORTH HOMEOWNERS' ASSOCIATION, THE 2016-2017 BOARD OF DIRECTORS IS REQUESTING AN AMENDMENT TO THE DECLARATION OF RIO VILLA NORTH.

SUBJECT: "REQUEST OF AMENDED DECLARATION OF RESTRICTIONS
PAGE 11, PARAGRAPH 31, SECTION (A), PROPERTY RIGHTS

AGENDA
RIO VILLA NORTH SPECIAL MEETING - APRIL 11, 2017
6:00 P.M. SATELLITE BEACH LIBRARY
751 JAMAICA BOULEVARD
SATELITE BEACH, FLORIDA

SUBJECT: "Request to amend the Declaration of Restrictions of Rio Villa North - Page 11, Paragraph 31, Section (A), PROPERTY RIGHTS"

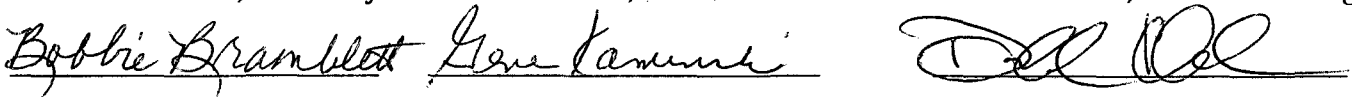
1. Welcome/ Call to Order.
2. Petition/Petition Results.
3. Purpose of the Retention Pond.
4. History.
5. Recently.
6. Safety First.
7. Wildlife.
8. Other Concerns.
9. Opposing View
10. Deed Restriction Amendment: Reading of the proposed Amendment to Deed Restrictions of Rio Villa North - Page 11, Paragraph 31, Section (A), Property Rights

"Every owner shall have a right and easement of enjoyment in and to the common area. Enjoyment includes sitting in the gazebo to observe the wildlife that inhabit and/or visit the retention pond along Vera Cruz Boulevard. Fishing, boating, swimming or wading in the pond are strictly prohibited except for maintenance of the retention pond. This right shall be appurtenant to and shall pass with the title to each lot subject to the following provisions:"

11. Vote.
12. Vote Results:

49 Votes For the Amendment to the Deed Restrictions
1 Vote Against the Amendment to the Deed Restrictions

Bobbie Bramblett, Secretary Gene Kaminski, 2nd Vice President Deborah Clark, Member at Large



13. Director Vacancy
14. Adjourn:

ATTACHMENT 2

AMENDED PAGE 11 OF THE DECLARATION OF DEED RESTRICTIONS
RIO VILLA NORTH
Phase I, II, III

CURRENTLY RECORDED IN
OR BOOK/PAGE 3515/2874

30. RELEASE OF VIOLATED RESTRICTIONS.

- (A) When a building or other structure has been erected, or its construction substantially advanced, and the building is located on any lot or building plot in a manner as to constitute a violation or violations of these covenants and restrictions, or when minor variations are noted prior to the start of construction of the residence, the Developer shall have the right at any time to release the lot or building plot, or portions of it, from any part of the covenants and restrictions that are violated; however, the Developer shall not give any release except with respect to a violation that it determines to be minor and when the variations will not detract from the objectives sought to be achieved by the restrictions.
- (b) These restrictions are placed of record not to encumber the owner from the use of the land, but to insure the present and future owners that the subdivision will be developed for the best interest of all concerned.

31. PROPERTY RIGHTS

(A) Every owner shall have a right and easement of enjoyment in and to the common area. Enjoyment includes sitting in the gazebo to observe the wildlife that inhabit and/or visit the retention pond along VeraCruz Boulevard. Fishing, boating, swimming or wading in the pond are strictly prohibited except for maintenance of the retention pond. This right shall be appurtenant to and shall pass with the title to each lot subject to the following provisions.

- (1) The right of the Association to suspend the voting rights of an owner for any period during which any assessment against his lot remains unpaid.
- (2) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.
- (B) Any owner may delegate, in accordance with the By-Laws, his rights of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

32. MEMBERSHIP and VOTING RIGHTS

- (A) Every owner as above defined shall be a member of the Association; and membership in the Association shall be appurtenant to and may not be separated from ownership of a lot as above defined.
- (B) The Association shall have two classes of voting membership:
- (1) Class A members shall be all owners as above defined, with the exception of the Developer, and each such owner shall be entitled to one (1) vote for each lot owned. When more than one (1) person holds an interest in any lot, all such persons shall be members and the vote shall be exercised as the various owners may determine, but in no event shall there be more than one (1) vote cast with respect to any one lot.

