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INSTRUMENT#: 2013273220, O BK 22017  
PG 1271-1273 07/17/2013 at 04:09:21 PM,  
DEPUTY CLERK: BLOGGANS Pat Frank, Clerk  
of the Circuit Court Hillsborough County

**CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF  
THE HAMMOCKS TOWHOMES ASSOCIATION, INC.**

This Certificate of Amendment to the By-Laws of The Hammocks Townhomes Association, Inc. is made as of the 25<sup>th</sup> day of MARCH, 2013, by The Hammocks Townhomes Association, Inc., a Florida nonprofit corporation (the "Association").

**W I T N E S S E T H:**

**WHEREAS**, the Amendments to the By-Laws of The Hammocks Townhomes Association, Inc., attached as **Exhibit "A"** (the "Amendments"), hereby amend the By-Laws of The Hammocks Townhomes Association, Inc. ("By-Laws") as originally recorded in Official Records Book 15987, Page 0458, *et seq.*, of the public records of Hillsborough County, Florida, which in turn was amended by the Amendment to By-Laws of The Hammocks Townhomes Association, Inc., as recorded in Official Records Book 19443, Page 359-360, *et seq.*, of the public records of Hillsborough County, Florida;

**WHEREAS**, Article 9, Section 9.2 of the By-Laws provides, in pertinent part, that "[a] resolution to amend these BYLAWS may be proposed either by any director, or by or at the direction of 25% or more of the members of the ASSOCIATION."

**WHEREAS**, Article 9, Section 9.3.1 of the By-Laws provides, in pertinent part, that "[a] resolution for the adoption of the proposed amendment shall be adopted by not less than a majority of the votes of the entire membership of the ASSOCIATION."

**WHEREAS**, the Amendments were proposed by the President of the Board of Directors of the Association.

**WHEREAS**, at a duly noticed meeting of the membership of the Association, at which a quorum of members was present, held on the 25<sup>th</sup> day of MARCH, 2013 in the manner required by the Association's governing documents, a majority of the votes of the entire membership of the Association were cast, in person or by proxy, in accordance with the voting procedures set forth in the Association's governing documents in favor of the Amendments;

**WHEREAS**, the Association desires to amend the By-Laws as provided herein.

**NOW, THEREFORE**, the Association hereby declares and certifies as follows:

1. The foregoing recitals are true and correct.
2. The Amendments to the By-Laws attached hereto as **Exhibit A** are a true and accurate copy the Amendments to the By-Laws approved by the members of the Association.
3. All initially capitalized terms not defined herein or in the Amendments shall have the meaning set forth in the By-Laws.
4. With respect to the Amendments, text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (underline). Ellipses ( . . . ) indicate that the language omitted by the ellipsis shall remain unchanged.
5. In the event that there is a conflict between the Amendments and the By-Laws, the Amendments shall control.
6. All provisions of the By-Laws are hereby ratified and shall be of full force and affect, except as specifically modified and amended by the Amendments.

**IN WITNESS WHEREOF**, the undersigned has hereunto set its hand and seal as of the date first written above.

THE HAMMOCKS TOWNHOMES  
ASSOCIATION, INC., a Florida nonprofit  
corporation

Witnesses:  
Shelly Kramer  
Print Name: Shelly Kramer

By: Frank Mattera  
Frank Mattera, President

Print Name: \_\_\_\_\_

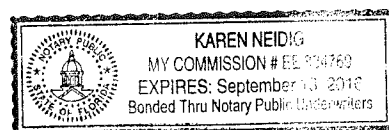
By: \_\_\_\_\_

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 2013 by Frank Mattera, as President, and \_\_\_\_\_, as \_\_\_\_\_, of The Hammocks Townhomes Association, Inc., a Florida nonprofit corporation, on behalf of the Association, who are personally known to me or have produced \_\_\_\_\_ as identification.

Karen Neidig  
NOTARY PUBLIC  
Print Name: Karen Neidig  
My Commission Expires: September 13, 2016



## EXHIBIT A

### AMENDMENTS TO THE BY-LAWS OF THE HAMMOCKS TOWHOMES ASSOCIATION, INC.

**1. Article 3, Section 3.2 of the By-Laws is hereby modified and amended as follows:**

3.2. Majority Vote and Quorum Requirements. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum is present shall be binding upon all members and OWNERS for all purposes, except where otherwise provided by law, in the DECLARATION, in the ARTICLES, or in these BYLAWS. Unless otherwise so provided, at any regular or special meeting, the presence in person or by proxy entitled to cast the votes for ~~one-third~~ ten percent (10%) of the LOTS shall constitute a quorum.

**3. Article 9, Section 9.3.1 of the By-Laws is hereby modified and amended as follows:**

9.3.1 A resolution for the adoption of the proposed amendment shall be adopted by not less than a majority of the votes of the ~~entire membership of the Association~~ members present in person or by proxy at a duly noticed meeting of the membership of the Association at which a quorum is present.