

Dear TREPO Members,

We are writing to inform you that a Special Members Meeting has been scheduled to approve the new TREPO governing documents. Amendments to the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws. This important matter requires your attention and participation. If you are unable to attend, we have attached a Proxy form, so your vote can be counted

We can also send the documents by email and receive the documents back by email.

Meeting Details:

Date: Saturday, May 16, 2026

Time: 12:00 PM NOON

Location: TREPO Clubhouse. 404 SW Riverside Avenue, Fort White, FL 32038

Purpose of the Meeting:

The purpose of this special meeting is to vote on the following matters:

- Approving the new TREPO governing documents. Amendments to the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws.
- Keys and Membership.
- We will be collecting annual 2026 membership dues and distributing keys. Date for changing the gate locks has not been determined.

If you are unable to attend, please review any provided materials in advance and submit your proxy.

Should you have any questions or require further information, please do not hesitate to contact Glenn Hunter at 386-288-1242 or Terri Hester at 386-497-3320. You can also email membership@trepo.net.

We appreciate your continued support and engagement and look forward to your participation.

Sincerely,

Three Rivers Estates Property Owners, Inc.

Glenn Hunter & Terri Hester

**THREE RIVERS PROPERTY OWNERS, INC.
ON MEETING ON Saturday, May, 16, 2026, 12:00 PM**

A. NOTICE OF SPECIAL MEETING

Notice is hereby given of a special meeting of the members of Three Rivers Property Owners, Inc. (the "Association") at 404 Riverside Avenue, TREPO Clubhouse at 12:00 PM, Saturday, May 16, 2026, for the purpose of considering and voting on the Proposed Amendment, which is reproduced below.

Members may vote at the meeting in person or by proxy. A form of limited proxy is included below.

B. USE OF LIMITED PROXY

If you are unable to attend the meeting of the members of the Association to be held at the time and place set forth above, you may complete and return this Proxy form below, sign where required, then mail or deliver the completed form to: Three Rivers Property Owners, Inc. P.O. Box 148, Fort White, FL, 32038 or email to membership@trepo.net, so that you can be represented in the vote on the matters set forth herein and so that a quorum will be present at the meeting. It is most important that you either personally attend the meeting or return the proxy so the Association can function to conduct business.

The undersigned, (print your name) _____, as Owner or designated Voting Representative, whose address is (print address) _____

_____ in the Association appoints (print name of PROXY HOLDER) _____ or, if no proxy is designated, then Association President Terri Hester, as my proxy holder to attend the special meeting of the members of the Granite Parke Residents Association, Inc. to be held at the date and time set forth above.

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present except that my proxy holder's authority is limited as indicated below:

LIMITED POWERS. FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING AMENDMENTS, YOU MUST INDICATE YOUR VOTING PREFERENCE IN THE BLANKS ON THE LAST PAGE OF THIS NOTICE.

I specifically authorize and instruct my proxy holder to cast my vote in reference to proposed amendments to the Revitalized and Restated Declaration of Covenants, Conditions and Restrictions (the "Declaration") as set forth in the following pages.

LIMITED PROXY INSTRUCTIONS: Each owner should mark their preferences for the proposed amendment shown below.

DATE: _____

SIGNATURE of OWNER or VOTING REPRESENTATIVE: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

SUBSTITUTION OF PROXYHOLDER

undersigned appointed as proxyholder above, designates (print name) _____
to substitute for me in voting the proxy as set forth above:

Date: _____
Proxy Holder Sign Name: _____
Proxy Holder Print Name: _____

C. PROPOSED AMENDMENTS TO THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THREE RIVERS ESTATES:

Notice required by section 720.306(1)(e), Florida Statutes: "Substantial rewording. See governing documents for current text."

See the following attached:

AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THREE RIVERS ESTATES, ARTICLES OF INCORPORATION, AND BYLAWS

(collectively, the "Amended and Restated Governing Documents")

D. OWNER VOTE

Owner name: _____

Lot or address: _____

Mark your preference below:

I hereby direct my Proxy to vote as follows:

_____ I approve the proposed Amended and Restated Governing Documents in their entirety.

_____ I DO NOT approve the proposed Amended and Restated Governing Documents in their entirety.

Prepared by:
Peter Focks
McCarty Focks, PLLC
2630-A NW 41st Street
Gainesville, FL 32606
tel. 352-654-1001

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
ARTICLES OF INCORPORATION AND BYLAWS OF
THREE RIVERS ESTATES**

Three Rivers Estates Property Owners, Inc., (the "Association"), on the date set forth below, hereby executes and submits for recording the attached Amended and Restated Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws (the "Governing Documents") for itself and for those certain portions of Three Rivers Estates for which the Governing Documents were revitalized pursuant to that certain Revived Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1560, Page 650 of the Public Records of Columbia County, Florida, and pursuant to that certain Revived Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2671, Page 288 of the Public Records of Suwannee County, Florida states:

Pursuant to Chapter 720.306(1)(b) Florida Statute, upon the consent of 2/3 of the voting interest the Declaration may be amended;

Pursuant to Article 8, of the Articles of Incorporation, and Chapter 720.306(1)(b) Florida Statute, the same may be amended by the consent of the members of the Association;

Pursuant to Article 13, of the Bylaws, the same may be amended by consent of 2/3 of the members of the Association present at any regular or special meeting;

The attached Restated and Amended Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws of the Association were, pursuant to section 720.306(1), Florida Statutes, duly proposed and submitted to the membership of the Association and were approved by the consent of at least two-thirds of the membership of the Association;

Now therefore, the Association certifies that the existing Declaration, Articles, and Bylaws are hereby amended and restated in their entirety by the attached Restated and Amended Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws of the Association.

In witness whereof, the undersigned have affixed their signatures on this ____ day of _____, 2026.

Signed, sealed, and delivered in the presence
of the following witnesses:

Sign

Print

Sign

Print

Three Rivers Estates Property Owners, Inc., a
Florida not for profit corporation

By: _____

_____, President

By: _____

_____, Secretary

**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF THREE RIVERS ESTATES**

RECITALS

- A. That certain Declaration of Covenants, Conditions and Restrictions of Three Rivers Estates (the "Declaration"), was recorded May 2, 1962, in Official Records Book 128, Page 90, of the Public Records of Columbia County, Florida, and was recorded October 30, 1962, in Official Records Book 130, Page 57, of the Public Records of Suwannee County, Florida;
 - B. Whereas Governing Documents were revived for certain, but not all, of the lots in the Subdivision, pursuant to Chapter 720, Florida Statutes, and the revived Declaration was recorded for those certain lots located in Columbia County, Florida in Official Records Book 1560, Page 650 of the Public Records of Columbia County, Florida and for certain lots located in Suwannee County in Official Records Book 2671, Page 288 of the Public Records of Suwannee County, Florida;
 - C. Whereas the parcels which are subject to the Revived Declaration in Columbia County are particularly identified in Exhibit E to the Revived Declaration recorded in Columbia County, Florida in Official Records Book 1560, Pages 676-681; and
 - D. Whereas, the parcels subject to the Revived Declaration located in Suwannee County, Florida are particularly identified in Exhibit E to the Revived Declaration recorded in Suwannee County, Florida in Official Records Book 2671, Pages 323-324;
 - E. Whereas Florida law provides that the owners, as their respective interests may appear, of the several lots described in both of the Exhibits E to the Revived Declarations, identified in the preceding two paragraphs, are the only members of the Association;
 - F. Whereas Florida law provides that the lots subject to the Revived Declaration shall be and are operated by that certain not for profit corporation known as Three Rivers Estates Property Owners, Inc. (the "Association") which Association is governed by the Articles of Incorporation and Bylaws of the Association, as amended;
 - G. Whereas the members of the Association located in Columbia County and Suwannee County wish to amend and restate the Declaration and amendments thereto and the Bylaws of the Association and to promulgate uniform Governing Documents for all members of the Association;
- NOW THEREFORE, Three Rivers Estates Property Owners, Inc., a Florida not for profit corporation, for itself and by and on behalf of its members, hereby**
- 1. amends and restates all of the covenants and restrictions and makes this Amended and Restated Declaration of Covenants, Conditions Restrictions of Three Rivers Estates as set forth below;

2. amends and restates the Articles of Incorporation as set forth in the attached Exhibit B;
3. amends and restates the Bylaws as set forth in the Attached Exhibit C; and the Association hereby subjects all of the land described in Schedule A to the same, and that all improvements thereon and shall bind and all present and future owners and the holders of any right, title, or interest therein, and of liens or encumbrances thereon, together with the heirs, devisees, personal representatives, successors, and assigns of such parties, and states:

ARTICLE 1 DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit), shall have the following meanings.

- (a) "Amended and Restated Declaration" shall refer to this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Three Rivers Estates.
- (b) "Association" shall mean and refer to Three Rivers Estates Property Owners, Inc., a Florida not for profit corporation. This is the Declaration of Covenants, Conditions and Restrictions for Three Rivers Estates Property Owners, Inc. to which the Articles of Incorporation and Bylaws of the Association make reference.
- (c) "Chapter 720, Florida Statutes" or the "Act" shall refer to Chapter 720, Florida Statutes (the "Homeowners' Association Act") as it existed on the date of recordation of this Amended and Restated Declaration, as the Act may be amended from time to time, and which Act shall govern this Amended and Restated Declaration and the Association.
- (d) "Board" shall mean and refer to the Board of Directors of Three Rivers Estates Property Owners, Inc., a Florida not for profit corporation.
- (e) "Easements" shall mean and refer to any and all of the private roadway easements for ingress and egress and the public utility easements located and identified on the Plats of Three Rivers Estates.
- (f) "Lot", or parcel, shall mean and refer to any and all of the platted lots or parcels in Three Rivers Estates which have been subjected, or which shall hereafter be subjected, to the Revised Declaration, as it may be amended from time to time, in either Columbia County, Florida or Suwannee County, Florida.
- (g) "Member" shall mean:
 1. Existing Members. Every person or entity who is, from time to time, the record owner of a lot identified in the attached Exhibit A shall be a member of the Association. Membership will be appurtenant to and may not be separated from the ownership of a lot in Three

ARTICLE 2

LAND USE

Rivers Estates. For all Association purposes, each lot shall be entitled to only one vote, regardless of the number of owners.

2. Any person who owns a parcel depicted in Exhibit D to the Revived Declarations of the Association, recorded in Columbia County, Florida in Official Records Book 1560, Page 650 of the Public Records of Columbia County, Florida and for Suwannee County in Official Records Book 2671, Page 288 of the Public Records of Suwannee County, Florida, which parcel was not subject to the Revived Declaration, and who wishes to subject said parcel to this Amended and Restated Declaration, may irrevocably and voluntarily encumber and subject said parcel to this Amended and Restated Declaration by recording, in a form acceptable to the Association, a Notice of Joinder, Submission, and Encumbrance for said purpose. Any and all such encumbrances shall have, notwithstanding any purported restriction, limitation, or endorsement thereon by any owner, perpetual effect (subject, however, to Chapter 712, Florida Statutes (the "Marketable Record Title Act", as amended from time to time), and, upon recordation of such Notice, the owner of any such parcel, as his, her, or its respective interests may appear, shall be admitted as Member of the Association
- (h) "Owner" shall mean and refer to the record fee simple title holder of a lot, whether one or more persons or entities.
 - (i) "Lessee" shall mean and refer to any natural or legal person who, by written or verbal agreement or course of dealing holds a possessory (but not legal) interest in any Lot within the subdivision, whether or not for consideration.
 - (j) "Invitee" shall mean and refer to any person invited, permitted, or otherwise granted entrance into any Lot in the subdivision or onto any real property owned by the Association which person is not the Owner or Lessee of said Lot.
 - (k) The terms "Subdivision" and "Three Rivers Estates" shall refer to all those parcels described in Exhibit E to the Revived Declaration recorded in Columbia County, Florida in Official Records Book 1560, Pages 676-681 and the parcels subject to the Revived Declaration located in Suwannee County, Florida described in Exhibit E to the Revived Declaration recorded in Suwannee County, Florida in Official Records Book 2671, Pages 323-324, all of which parcels are on Schedule A attached hereto.
 - (l) "Structure" shall refer to all improvements, whether or not the construction of which requires a permit to be issued from any governing authority and shall include without limitation any house, accessory building, garage, barn, carport, shed, or any other type of enclosure of any other type or size and of any material including screen, patio, pool, whether above or below ground, slab, driveway, sidewalk, pole or fixture including solar panels, TV or satellite antennae, dish, or other equipment, or any piece or set of recreational or sports equipment, embankment, berm, or pond.

**ARTICLE 2
LAND USE**

Section 1. Purposes. No lot, parcel, portion or part of this property shall be used for any purpose except for residential purposes, unless otherwise permitted by applicable zoning laws and regulations. No lot shall be used for commercial purposes, except that home offices or occupations, which do not negatively impact the subdivision and involve no traffic, parking or signage are allowed, if permitted by local and state law. No commercial endeavor, to include: vehicle repair, agricultural, timber, equine, or livestock operation, or activity is permitted on any lot. If the foregoing prohibition cannot be enforced against any such use now existing on any lot immediately upon the recordation of this Amended Declaration, then any such use shall, immediately upon any transfer or conveyance of any right, title, or interest, including any legal or possessory interest, whether by way of deed, judicial foreclosure, lease, or otherwise to any lot upon which such use may exist, be prohibited as set forth in this section.

Section 2. Construction, Building Setbacks, and Temporary Structures. Subject to Columbia County and Suwannee County Land Use Regulations enforced by code enforcement officers.

Section 3. Commercial and Similar Vehicles. No tractor trailers allowed to be kept on any lot at any time.

Section 4. Animals. In no event, may any homeowner maintain a commercial venture in respect to the breeding and marketing of animals, whether poultry, livestock, horses, cows, dogs, cats, or other animals.

Section 5. Nuisance. No activity shall be carried on upon any lot within the Subdivision property, nor shall any use be made of any lot that will in any way injure the value of any adjoining lot or the surrounding property as a whole. ATV's, and Similar Vehicles shall not cause a nuisance on any lot within the Subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, or any lot owner, No hunting of any type or by any method or discharging of firearms for target practice, etc. is permitted. Lots shall be maintained and kept neat and reasonably maintained, free of refuse and debris excluding natural debris such as trees, tree limbs, leaves, logs and organic debris. Undeveloped wooded lots are excluded but, must be free of refuse and vehicles. No signs of a commercial nature may be kept or maintained on any property within the Subdivision at any time.

Section 6. Trees – Land clearing. No more than 75% of trees may be removed, subject to all lots.

**ARTICLE 3
OWNERSHIP ASSOCIATION**

Section 1. Creation. The not for profit corporation known as Three Rivers Estates Property Owners, Inc., has been created pursuant to chapter 617, Florida Statutes and is additionally governed by the Articles of Incorporation and Bylaws, as amended from time to time. A copy of the amended Articles of Incorporation is attached hereto and incorporated herein as Exhibit B. A

insurance, labor, equipment, materials, management, maintenance and supervision thereof as well as for such other purposes as

copy of the amended Bylaws of the Association is attached hereto and incorporated herein as Exhibit C.

Section 2. The Association shall be governed by the officers and directors, as those offices are defined, in the Amended and Restated Bylaws.

Section 3. Rules and Regulations. The Association shall have the right from time to time to adopt and promulgate rules and regulations pertaining to the easements, rights of way and individual lots. Such rules and regulations of the Association when so adopted shall be incorporated in and form a part of this Declaration to the same extent as if originally contained herein and may include fines or other penalties for violation of the Declaration or of these rules and regulations.

Section 4. Board of Directors. Membership on the Board of Directors shall be open to the members of the Association.

Section 5. Duties. The Association shall have, in addition to its regular duties, the following special duties: maintenance of all entranceway signage, fencing, easements and drainage rights of way.

ARTICLE 4 COVENANTS FOR ANNUAL ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligations of the Assessments. Each Owner of any lot shall, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance or by voluntary submission to this Amended and Restated Declaration including any purchaser at a judicial sale, shall hereafter be deemed and covenant and agree to pay to the Association: Any annual assessment or charges; Any special assessments for major repair; and General maintenance assessment (as set forth hereafter); such assessments to be fixed, established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from due date at the highest legal rate of interest thereon and costs of collection thereof, including attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the easements or abandonment.

Section 2. A member who owns all or a portion of any and only one (1) lot, must pay the assessments described in this Article for such lot. A member may maintain membership for some or all lots if the owner so elects.

Section 3. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of the residents of Three Rivers Estates and in particular, for the improvement and maintenance of the easements, signage, fencing, and drainage easements, including but not limited to, the costs of electricity, taxes,

insurance, labor, equipment, materials, management, maintenance and supervision thereof as well as for such other purposes as are permissible activities of the Association, and undertaken by it. Both annual and special assessments will be fixed at a uniform rate for all lots and can be made payable on an annual or more frequent basis, except as expressly provided herein.

Section 4. Annual Assessments. The annual assessments, including funds for special improvement projects, shall be determined by the Board of Directors of the Association. Payment of Annual and Special Assessments is required of all Members in the Association. However, a member is not permitted access to the Parks (as described in Article 5, below) unless and until an owner complies with the provisions of said Article 5. The annual assessments shall be \$25.00.

Section 5. Special Assessments. In addition to the regular assessments, the Board may levy in any assessment year a special assessment, applicable to that year only, for the defraying, in whole or in part, the costs of any construction, reconstruction, drainage rights of way, entranceway signage and fencing, and other related fees and costs. Provided, however, no such special assessment shall be levied when the amount thereof shall exceed the current regular assessment except upon a majority vote of all interests voting at a meeting duly called of members of the Association who are subject to such special assessment. The Board of Directors shall determine when such special assessment is to be paid, said assessment due date not to be inconsistent with any demand for payment.

Section 6. Duties of the Board of Directors. The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time prepare a roster of the properties and assessment applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any owner. Written notice of the assessment shall be sent to every owner subject thereto not later than ten (10) days after fixing the date of commencement thereof.

The Association shall, upon demand at any time, furnish to any owner liable for said assessment, a certificate in writing signed by an officer or duly authorized agent of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 6. Effect of Non-Payment of Assessment-Lien. Remedies for the Association: If the assessments are not paid on the date when due, such assessment shall then become delinquent and shall, together with such interest thereon and cost of collection thereof, thereupon become a continuing lien on the property which shall bind such property in the hands of the then owner, his heirs, devisees, personal representatives and assigns.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the highest legal rate of interest, and the Association may bring an action for damages or to foreclose the lien against the property, in like manner as a foreclosure of a mortgage on real property, and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event

a judgment is obtained, such judgment shall include interest on the assessment as above provided, a reasonable attorney's fee to be fixed by the Court, together with costs of the action. The Association may accelerate the balance of assessments in the event of non-payment as provided by Chapter 720, Florida Statutes.

Section 7. Subordination of the Lien to Mortgages. The lien of the assessment provided for herein shall be subordinate to the lien of any bona fide institutional first (purchase money) mortgage or mortgages (except from buyer to seller of a lot) now or hereafter placed upon the lot subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such lot pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. No sale or transfer shall relieve any lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

Section 8. The Association may obtain through a reputable insurance agency authorized to conduct business within the State of Florida, hazard, public liability and worker's compensation insurance (if required), and such additional coverage as may be required by law or as it deems advisable. This insurance may cover the easements, and rights of way, entranceway, signage, fencing and improvements in said areas and any and all employees of the Association. The premiums for such insurance shall be paid by the Association and charged to the owners as a part of the total annual assessment as hereinbefore provided.

Section 9. Fiscal year. The fiscal year of the Association shall commence on January 1 and shall end on December 31 of each year.

ARTICLE 5 PARK ACCESS

Section 1. Purpose. The Association owns and is obligated to maintain certain real property on which are located facilities to access and enjoy the rivers. Such real property and all improvements thereon are for the exclusive use and enjoyment of the Members of the Association and their family, guest, lessee, and invitees as set forth herein. These facilities are designated the "Parks."

Section 2. Payment for Park Access. In order to be eligible to acquire Park access, a person must be a Member of the Association that has paid their annual assessment. Additionally, said Member must pay the Park Access Fee. The membership renewal time and annual Park Access Fee amount shall be determined by the Board annually. The annual Park Access Fee shall provide access from January 1st until December 31st annually as set by the Board. No member is required to pay the Park Access Fee, however, if a Member does not pay the Park Access Fee, said member, their family, guests, lessee, and invitees shall not be permitted Park Access and shall further not be permitted to enter the Parks with any other person.

Section 3. Revocation; Rules. The Association is hereby authorized to promulgate rules governing the access, use, and behavior of Members, their family, guests, lessee, and invitees. The Association may, without warning or notice, revoke the privilege of park access of any member, or the family, guest, lessee, or invitee of any member, who, in the sole but reasonable determination of the Association has violated any Rule promulgated by the Association relative to the use or access to the Parks or who violates or is accused of violating any law, code, or ordinance on any real property owned by the Association, including without limitation, the Parks. No person whose Park Access is revoked shall be entitled to a refund of any kind from the Association. The Association shall not be liable to any third party for the denial or revocation of any Park Access.

Section 4. Access control systems. The Association is hereby authorized to implement a key, key card, or any other physical, electronic, virtual, or other access control system or device, to regulate the admission of members, their family, guests, lessees, and invitees, to the Parks, and to promulgate rules and regulations for the use and compliance of the access control system(s). Any person who circumvents or avoids, or who destroys, disables, duplicates keys or attempts any such thing, to access or enter the Parks or enable others to do so, shall have their Park Access immediately revoked. Any such conduct shall be considered trespass causing member to lose park access.

Section 5. Sharing access. A member who has purchased Park Access must accompany any guest while such person is in any of the Parks for any time whatsoever. For purposes of this section, a guest is any person who is not a member of the association and who is not the spouse, parent, sibling, child, or grandchild of a member. A Lessee, as that term is defined elsewhere herein, in possession of a lot for a term of twelve (12) months or more, and who has the prior written permission of the owner of the Lot possessed by Lessee, shall be considered a temporary park access member if park access is paid for the duration of such lease for the purposes on this section only.

Section 6. Suwannee Ranchettes. Property owners in Suwannee Ranchettes who are not members of the Association may be permitted to use the recreation areas provided they pay a user fee set by the Board of Directors, but in no case to be less than the current annual membership dues paid by members. The use by property owners who are not members of the Association shall be subject to the same rules and regulations as apply to members of the Association.

ARTICLE 6 MAINTENANCE

Section 1. Allocation of funds and expenses. The Association may, in its sole but reasonable discretion, allocate and expend assessments received pursuant to Article 4 ("Covenants for Annual Assessments") or from revenue received pursuant to Article 5 ("Park Access"). The Association's expenditures on the Parks is not limited to the funds received pursuant to Article 5. The Association may expend regular, annual, special, and general assessments on the Parks or any

other property or asset owned by the Association, insurance for any and all real and personal property owned by the Association, or for any other purposes permitted by Chapter 617 or 720 of the Florida Statutes.

ARTICLE 7 MAINTENANCE OF LOTS BY LOT OWNERS

Section 1. Lots shall be maintained and kept neat and reasonably maintained, free of refuse and debris excluding natural debris such as trees, tree limbs, leaves, logs and organic debris. Undeveloped wooded lots are excluded but, must be free of refuse and vehicles.

Section 2. Covenant to Maintain. No dwellings or improvements located in the Subdivision property shall be permitted to fall into disrepair. All persons, firms, and corporations who may hereafter succeed to title or acquire any lien or interest against or in the above described real property and improvements situated thereon, do jointly and severally agree to keep and maintain the said improvements in a neat and reasonably maintained condition.

ARTICLE 8 EASEMENTS AND RIGHTS OF WAY

Section 1. Owners' Use and Enjoyment. Every owner shall have a right and easement of use and enjoyment in and to all of the easements and drainage easements throughout the Subdivision. These easements shall be appurtenant and shall pass with the title to every lot, subject to the following:

- (a) The right of the Association (in accordance with its Articles and Bylaws), to borrow money for the purpose of maintaining same;
- (b) All provisions of this Declaration and the Articles and Bylaws of the Association;
- (c) Rules and Regulations governing use and enjoyment of the easements, rights of way, and lots in the subdivision as adopted by the Association; and
- (d) Restrictions contained on any and all plats of all or any part of the rights of way or easements or filed separately but in conjunction with such platting.

Section 2. Liability for Damages. Each owner shall be liable for any and all damages to the property including without limitation to the easements and drainage easements, which shall be caused by the negligence of said owner, his family, guests, lessees or invitees, and to the extent that such damage is not covered by insurance proceeds, the Association shall assess such owner for the cost of repairs and for repair and utility bills which shall be collectable and enforceable on the same terms and conditions as set forth in the governing documents of the Association and Florida law for any other assessments levied by the Association.

Section 3. Use. Easements and rights of way areas shall not be obstructed, littered, defaced, or misused in any manner, and shall be maintained by the Association, except as provided elsewhere in this Declaration.

Section 4. Utility Easements. Easements are reserved throughout the property as may be required for utility service in order to serve all lots of Three Rivers Estates adequately.

Section 5. Management Easement. The Association shall have an easement for access to all lots, easements and rights of way for ingress and egress as required by their respective officers, directors, employees and/or agents in order to perform their respective obligations and duties as set forth herein under this Declaration.

Section 6. Drainage Rights of Way and Easements. Easements and rights of way for drainage purposes are reserved to the Association for the benefit of all of the lots in the Subdivision, as shown on the Plans filed in conjunction with this Subdivision.

ARTICLE 9 MISCELLANEOUS

Section 1. Duration. These covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless a majority of the then current owners of the lots sign and record an instrument revoking, or altering these covenants in whole or in part.

Section 2. Notices. Any notice to be sent to any member or owner shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as owner in the records of the Association.

Section 3. Enforcement. If the owners of any lot, or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Association or any other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and to prevent him or them from so doing, and to recover damages for such violations. The prevailing party in any litigation arising out of or in connection with the Amended and Restated Declaration, the Articles, or Bylaws, as the same may be amended from time to time (collectively, the "Governing Documents"), or concerning the use of any real property subject to the Governing Documents, shall be entitled to an award of its attorney's fees and costs, including all fees and expenses at trial and in all appeals. The prevailing party in any arbitration proceeding shall also be entitled to an award of its attorney fees and costs.

Section 4. Fines. The Association may also compel performance by the use of fines, in accordance with Florida Statutes, § 720.305.

Section 5. Severability. Failure to enforce any violation of these restrictions shall not in any

manner be construed as a waiver of such provisions.

Section 6. Amendment. These restrictions contain both affirmative covenants and restrictive covenants and may be amended by obtaining written consent from a 2/3 majority of the members of the Association.

Section 7. 100-Year Flood Prone Areas. Properties which have natural ground elevations below the 100-year flood plain are prone to severe flooding. Development on such properties may be subject to special regulation (based on the minimum standards of the Federal Emergency Management Agency, National Flood Insurance Program) by Columbia or Suwannee County, Florida, as the case may be, which requires that structures be elevated at least one foot above the 100-year flood levels. Such development may require special surveying, engineering, or architectural design to insure that flood hazard is not increased by the development.

ARTICLE 10 PARTIAL INVALIDATION

Invalidation of any provision or portion of any provision of any of these covenants by operation of law, judgment, or court order shall in no way affect any other provision or portion thereof, which shall remain in full force and effect.

ARTICLE 11 ADDITION OF NEW PARCELS

Section 1. Any owner of a lot formerly governed by the Governing Documents of Three Rivers Estates Property Owners Association, Inc. may join the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws.

Section 2. An owner who joins the Association owes assessments for the full year and is not entitled to any proration.

[Remainder of page intentionally blank. Schedules, Exhibits, and Signature pages follow.]

Signed, sealed, and delivered in the presence of the following witnesses:

Three Rivers Estates Property Owners, Inc., a Florida not for profit corporation

Sign

By: _____,
_____, Presi-
dent

Print

By: _____,
_____, Secre-
tary

Sign

Print

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 2026, by _____, President of _____, a Florida not for profit corporation, who [] is personally known to me or who [] produced _____ as identification, and who acknowledged he executed the foregoing Certificate of Amendments on behalf of the Corporation.

seal

Notary Public – State of Florida

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____ 2026, by _____, as Secretary _____, a Florida not for profit corporation, who [] is personally known to me or who [] produced _____ as identification, and who acknowledged he executed the foregoing Certificate of Amendments on behalf of the Corporation.

seal

Notary Public – State of Florida

[Remainder of page intentionally blank.]

controlled by the Association as at

EXHIBIT B

AMENDED AND RESTATED ARTICLES OF INCORPORATION

THREE RIVERS ESTATES PROPERTY OWNERS, INC.

The undersigned, by and for Three Rivers Estates Property Owners, Inc., a Florida not for profit corporation existing under chapter 617, Florida Statutes, does hereby adopt these Amended and Restated Articles of Incorporation and states: **OF**

**ARTICLE 1
NAME AND ADDRESS**

The name of the corporation shall be: Three Rivers Estates Property Owners, Inc.

The principal place of business of this corporation will be 404 SW Riverside Avenue, Fort White, FL 32038.

**ARTICLE 2
TERM OF EXISTENCE**

The existence of the Association will commence upon filing of these Articles with the Department of State of the State of Florida and shall continue thereafter in perpetuity.

**ARTICLE 3
DEFINITIONS**

The terms and definitions set forth in the Amended and Restated the Declaration of Covenants, Conditions and Restrictions (the "Declaration") are hereby incorporated by reference as if fully set forth herein. Any modification of any such term shall modify its meaning for any and all purposes, including without limitation, the use of such term in these Articles.

**ARTICLE 4
PURPOSE**

The Association is organized for the purpose of enforcing the Declaration of Covenants, Conditions and Restrictions for, and adopting and promulgating rules and regulations pertaining to the use of all real property owned by the Association and the easements and lots in Three Rivers Estates, which lots are identified in Section E of the Amended and Restated Declaration located in Columbia County and Suwannee County, Florida, (hereinafter referred to as "Three Rivers Estates"), and such additional lots as may be added from time to time, and for the management, maintenance, operation and care of real and personal property, including but without limitation, all common areas, ditches, canals, buffers, and drainage which are owned or

controlled by the Association or the owners in common in a manner consistent with the Suwannee River Water Management District and the operation and maintenance.

Further and in accordance with the Amended and Restated Declarations of Covenants, Conditions and Restrictions for Three Rivers Estates (hereinafter the "Declaration"),

- A. To fix, make and collect assessments;
- B. To borrow money;
- C. To use and expend the proceeds of assessments and borrowings in a manner consistent with the purpose for which this Association is formed;
- D. To purchase and maintain insurance;
- E. To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations of use of any lot, common areas, easements and Association property;
- F. To contract for services with others;
- G. To do and perform anything required by these Articles, the Bylaws, or the Declaration.
- H. To do and perform any obligations imposed upon the Association by the Declaration or by any permit or authorization from any unit of local, regional, state, or the federal government and to enforce by any legal means the provisions of these Articles, the Bylaws and the Declaration.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the Association. Rather, the Association will have and exercise all the powers conferred upon Associations so formed.

ARTICLE 5 MEMBERSHIP

Membership is defined in the Amended and Restated Declaration.

ARTICLE 6 ASSESSMENTS

The Association shall have the authority to set, collect and expend assessments in accordance with the Declaration.

ARTICLE 7
BYLAWS AND AMENDMENT OF ARTICLES

Section 1. The bylaws for this corporation will be adopted by the Directors or members, consistent with the Articles and the Declaration, by a two-thirds (2/3) majority vote of the Directors. These bylaws may be amended only by the affirmative vote of two-thirds of the membership of the Association.

ARTICLE 8
REGISTERED AGENT AND OFFICE

The name and address of the Registered Agent may be changed from time to time by the Association by the Board and the Association shall cause the records of the Florida Division of Corporations to reflect the current name and address of the Registered Agent, and shall be found on SunBiz.org.

ARTICLE 9
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each person who has served as an officer or director of this corporation shall be indemnified by the corporation against liability and against expenses (including attorney's fees) reasonably incurred by him in connection with any action, suit, proceeding, or claim whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party by reason of his being or having been an officer or director of the corporation, or having served at the Association's request as a director or officer of any other corporation, whether or not he is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which he shall be finally adjudged in such action, suit or proceeding to have where such person was adjudicated liable for gross negligence or willful misconduct, provided that in the event of a settlement. This right of indemnity shall also inure to the benefit of the person's legal representative or successor. The directors shall have the power to indemnify other employees of the corporation upon the same terms. Each such person, whether officer, director or employee, shall be entitled to the full extent of the indemnification provided pursuant to applicable statutes in the State of Florida for a corporation such as this corporation. The indemnified party shall have the right to payment of attorney's fees during any such action, suit, proceeding, or claim. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 10
DIRECTORS

The maximum number of Directors which this Association is authorized to have is eleven (11). The minimum number of Directors which this corporation is authorized to have is nine (9). The method of election of the Directors of the corporation is set forth in the By-Laws.

There shall be a Board of Directors to consist of eleven members. There shall be 2 classes; The class of six shall be known as class A, and the class of five shall be known as class B. The term of each office shall be four years and until their successors are elected. There shall be four alternates to the Board of Directors. The alternate will attend Board meetings and will have no vote unless a Board member is absent, at which time one will be called to sit in for the absent member during that meeting. In addition, alternate Board members that have not been appointed to the Board as a regular member, will have the option, subject to Board approval of remaining as an alternate, or filling the first available board seat at the next election.

Seven members of the Board shall constitute a quorum of the Board.

The Board of Directors shall elect from the Board a Chairman and Vice Chairman. The permanent residence of Chairman and Vice Chairman shall be in Three Rivers Estates. All Officers shall also live in Three Rivers Estates.

The Chairman, and in his absence the Vice Chairman shall preside at all Board of Directors meetings. The Chairman shall have general powers and duties of supervision and management of the Association.

[Remainder of page intentionally blank. Signature pages follow.]

In witness whereof, the undersigned President of the Association has signed these Amended Articles of Incorporation on _____ 2026.

By: _____
_____, President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026, by _____, President of Three Rivers Property Owners, Inc., a Florida not for profit corporation, who [] is personally known to me or who [] produced _____ as identification, and who acknowledged he executed the foregoing Amended and Rested Articles of Incorporation on behalf of the Corporation.

seal

Notary Public – State of Florida

[Remainder of page intentionally blank.]

EXHIBIT C

AMENDED AND RESTATED BYLAWS OF THREE RIVERS PROPERTY OWNERS, INC.

A Corporation Not for Profit
Under the Laws of the State of Florida

**ARTICLE 1
DEFINITIONS**

The terms and definitions set forth in the Amended and Restated the Declaration of Covenants, Conditions and Restrictions (the "Declaration") are hereby incorporated by reference as if fully set forth herein. Any modification of any such term shall modify its meaning for any and all purposes, including without limitation, the use of such term in these Bylaws.

**ARTICLE 2
LOCATION**

Section 1. Until changed, the principal office of the Association shall be located at 404 SW Riverside Drive, Fort White, FL 32038 and its mailing address shall be P.O. Box 148, Fort White, FL 32038.

**ARTICLE 3
MEMBERSHIP**

Section 1. Membership of the Association is defined in the Amended and Restated Declaration and said provisions, as amended, are incorporated as if fully set forth herein.

Section 2. The rights of membership are subject to the payments of annual and special assessments levied by the Association, the obligation for which is imposed against each Owner of, and becomes a lien upon, each lot in the Subdivision against which such assessments are made as provided by the Declaration.

**ARTICLE 4
BOARD OF DIRECTORS**

Section 1. The Directors of the Association shall be elected at the annual meeting of the Members. The election shall be decided by majority vote of all Members with voting interest by present in person or by absentee ballot and voting at the annual meeting.

Section 2. Any director may be removed from office at any time, with or without cause, by the affirmative majority vote of the Association members.

Section 3. The first meeting of the duly elected Board of Directors, elected in October shall attain their elected office in January, of the following year, and conduct the organizational meeting at the first Board meeting in January.

There shall be a Board of Directors to consist of eleven members. There shall be 2 classes; The class of six shall be known as class A, and the class of five shall be known as class B. The term of each office shall be four years and until their successors are elected. There shall be four alternates to the Board of Directors. The alternate will attend Board meetings and will have no vote unless a Board member is absent, at which time one will be called to sit in for the absent member during that meeting. In addition, alternate Board members that have not been appointed to the Board as a regular member, will have the option, subject to Board approval of remaining as an alternate, or filling the first available board seat at the next election.

Seven members of the Board shall constitute a quorum of the Board of Directors.

The Board of Directors shall elect from the Board a Chairman and Vice Chairman. The permanent residence of Chairman and Vice Chairman shall be in Three Rivers Estates.

The Chairman, and in his absence the Vice Chairman shall preside at all Board of Directors meetings. The Chairman shall have general powers and duties of supervision and management of the Association. The Chairman shall be the chief executive officer of the Association.

Section 4. Regular meetings of the Board of Directors may be held at any place or places within Columbia or Suwannee County, Florida on such days and at such hours as the Board of Directors may, by resolution, designate.

Section 5. Notice of any meeting of the Board of Directors shall be at least 48 hours, unless greater notice is required by Florida law. The form, content, and method of posting and/or delivery of any such notice shall be as set forth in section 720.303, Florida Statutes (2025), as amended.

Section 6. Special meetings of the Board of Directors may be called at any time by the president or by any two (2) members of the Board and may be held any place or places within Columbia or Suwannee County, Florida, and at any time.

Section 7. Notice of each special meeting of the Board of Directors, stating the time, place and purpose or purposes thereof, shall be given by or on behalf of any two (2) members of the Board to each member of the Board not less than forty-eight hours on the TREPO website, by mail or posting at conspicuous place within the subdivision or the bulletin board on the TREPO clubhouse prior to the meeting.

Section 8. Directors shall have the absolute right to resign at any time and an Alternate Director shall then fill the vacancy. If all Directors resign, the remaining Alternate Directors will fill the seats and a special meeting of members shall be called as soon as possible for the purpose

Section 3. The first meeting of the duly elected Board of Directors, elected in October shall attain their elected office in January, of the following year, and conduct the organizational meeting at the first Board meeting in January.

There shall be a Board of Directors to consist of eleven members. There shall be 2 classes; The class of six shall be known as class A, and the class of five shall be known as class B. The term of each office shall be four years and until their successors are elected. There shall be four alternates to the Board of Directors. The alternate will attend Board meetings and will have no vote unless a Board member is absent, at which time one will be called to sit in for the absent member during that meeting. In addition, alternate Board members that have not been appointed to the Board as a regular member, will have the option, subject to Board approval of remaining as an alternate, or filling the first available board seat at the next election.

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Section 3. The first meeting of the duly elected Board of Directors, elected in October shall attain their elected office in January, of the following year, and conduct the organizational meeting at the first Board meeting in January.

There shall be a Board of Directors to consist of eleven members. There shall be 2 classes; The class of six shall be known as class A, and the class of five shall be known as class B. The term of each office shall be four years and until their successors are elected. There shall be four alternates to the Board of Directors. The alternate will attend Board meetings and will have no vote unless a Board member is absent, at which time one will be called to sit in for the absent member during that meeting. In addition, alternate Board members that have not been appointed to the Board as a regular member, will have the option, subject to Board approval of remaining as an alternate, or filling the first available board seat at the next election.

Seven members of the Board shall constitute a quorum of the Board of Directors.

The Board of Directors shall elect from the Board a Chairman and Vice Chairman. The permanent residence of Chairman and Vice Chairman shall be in Three Rivers Estates.

The Chairman, and in his absence the Vice Chairman shall preside at all Board of Directors meetings. The Chairman shall have general powers and duties of supervision and management of the Association. The Chairman shall be the chief executive officer of the Association.

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Section 5. Notice of any meeting of the Board of Directors shall be at least 48 hours, unless greater notice is required by Florida law. The form, content, and method of posting and/or delivery of any such notice shall be as set forth in section 720.303, Florida Statutes (2025), as amended.

Section 6. Special meetings of the Board of Directors may be called at any time by the president or by any two (2) members of the Board and may be held any place or places within Columbia or Suwannee County, Florida, and at any time.

Section 7. Notice of each special meeting of the Board of Directors, stating the time, place and purpose or purposes thereof, shall be given by or on behalf of any two (2) members of the Board to each member of the Board not less than forty-eight hours on the TREPO website, by mail or posting at conspicuous place within the subdivision or the bulletin board on the TREPO clubhouse prior to the meeting.

Section 8. Directors shall have the absolute right to resign at any time and an Alternate Director shall then fill the vacancy. If all Directors resign, the remaining Alternate Directors will fill the seats and a special meeting of members shall be called as soon as possible for the purpose

of electing new Directors to fill the remaining seats and the resignations of such Directors shall not be effective until such election is held and new Directors are elected, except that if no meeting is held or no Directors are elected after two (2) attempts to call and hold such meeting, the resignations shall become effective simultaneously with the date and time of the scheduled second meeting, whether held or not or whether new Directors are elected or not.

Section 9. Committees. The Board may from time to time appoint one or more persons or create (and appoint persons to) one or more committees to assist the Board in the performance of its obligations as provided in the Governing Documents. Any such appointment shall be at the pleasure of the Board, shall not be compensated, and may be terminated by the Board without notice or hearing. All correspondence, books, records, and other documents created, received, or maintained by any such appointed person or committee shall be part of the official records of the Association as that term and such records are defined in Chapter 720, Florida Statutes.

ARTICLE 5 OFFICERS

Section 1. Any officer may be removed at any time by the affirmative vote of the majority of the Board of Directors at any duly called regular or special meeting of the Board.

The Officers shall be the president, vice president, treasurer, secretary and membership secretary. The permanent residence of all Officers shall be in Three Rivers Estates. They shall be elected by the membership at the annual membership meeting. They shall hold office for two years until their successors are elected.

The president or vice president shall, with the secretary or treasurer, sign all written Contracts and other obligations of the Association. The president or their delegated representative shall be the official spokesman for the Association.

Section 2. The President shall be the chief executive officer of the officers of the Association. The President shall preside at all meetings of the Members of the Association. The President shall have the general powers and duties of supervision and management of the members which usually pertain to his office and shall perform all such duties as are properly required of him by the Board of Directors.

Section 4. The Secretary shall issue notices of all meetings of the membership of the Association and the directors where notice of such meetings required by law or in these By-Laws. The Secretary shall keep the minutes of the meetings of the membership and of the Board of Directors.

Section 5. The Membership Secretary shall maintain the roll of Members and those Members who have paid the Park Access Fee pursuant to Article 5 of the Amended and Restated Declaration.

Section 6. The Treasurer shall have the care and custody of all the monies and securities of the Association. The Treasurer shall enter on the books of the Association, to be kept by him for the purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. The Treasurer shall sign such instruments as require the Treasurer's signature and shall perform all such duties as usually pertain to his/her office or as are properly required by the Board of Directors.

Section 7. Vacancies in any office arising from any cause may be filled by the Board of Directors at any regular or special meeting of the Board.

ARTICLE 6 MEETINGS OF MEMBERS

Section 1. The regular annual meeting of the Members shall be held on the second Saturday in October each year at such time and place as shall be determined by the Board of Directors.

Section 2. Special meetings of the Members for any purpose may be called by the President at any time. A special meeting shall also be called upon written request of at least ten percent (10%) of the members of the association or four members of the Board. Such request and the notice of any special meeting so called shall state the object for which the meeting is called.

Section 3. Notice may be given to the Member either personally, or by sending a copy of the notice through the mail, postage thereon fully paid, to his address appearing on the records of the corporation. Each Member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Unless otherwise required by law, notice of any meeting, regular or special shall be mailed or personally delivered at least seven (7) days before the meeting and shall set forth the general nature of the business to be transacted, provided however, that if any business of any meeting shall involve any action governed by the Articles of Incorporation, additional notice of such meeting shall be given or sent as therein provided. In addition to the foregoing, the Association shall at all times comply with all statutory requirements relative to the materials, including without limitation any notice, agenda, and supporting documentation, required to be provided before any such meeting and to the times under which such materials must be provided. The Association's newsletter, prepared by or at the direction of the Association, provided the same is timely sent and includes all requirement information, may satisfy the requirements of this paragraph.

Section 4. The presence in person or by proxy at any meeting of Members entitled to cast thirty percent (30%) of the votes of the membership shall constitute a quorum for any action or meeting governed by these By-Laws.

Section 5. Proxies must be in writing and signed by all record Owners of a Unit or the person designated in a voting certificate signed by all such Owners as the person authorized to cast the vote attributable to such Unit.

Section 6. Meetings shall be governed by Robert's Rules of Order (latest edition) to the extent not inconsistent with these By-Laws, the Articles and the Declarations.

Section 7. Subject to any additional requirements in Chapter 720, Florida Statutes, members may attend any meeting in person or by proxy, whether limited or general. Members may vote in elections in person or by absentee written ballots.

ARTICLE 7
BOOKS, RECORDS, PAPERS, AND FINANCIAL REPORTS

Section 1. The books, records, and papers of the Association shall be subject to the inspection of any Member of the Association, in accordance with Chapter 720, Florida Statutes.

Section 2. The Association shall at all times comply with Chapter 720, Florida Statutes, relative to the creation, maintenance, and inspection of financial data.

ARTICLE 8
AMENDMENT

Section 1. The bylaws for this corporation will be adopted by the Directors or members, consistent with the Articles and the Declaration, by a two-thirds (2/3) majority vote of the Directors. These bylaws may be amended only by the affirmative vote of two-thirds of the membership of the Association.

Section 2. In case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in case of any conflict between the Declaration and these By-Laws, the said Declaration shall control.

[Remainder of page intentionally blank.]