

Prepared by and return to:
CLIFFORD R. RHOADES
Attorney at Law
CLIFFORD R. RHOADES, P.A.
2141 Lakeview Drive
Sebring, FL 33870
863-385-0346
File Number:

**SECOND AMENDMENT
TO THE BY-LAWS OF
LAKE JUNE POINTE PROPERTY OWNERS' ASSOCIATION, INC.
A NON-PROFIT FLORIDA CORPORATION**

This Amendment is made this 25th day of January, 2017, by the Lake June Pointe Property Owners' Association, Inc.

WHEREAS: Pursuant to 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 percent (51%) of the Members present in person or by proxy except as otherwise provided in the Declaration.

WHEREAS: Pursuant to ARTICLE III, Meeting of Members, Section 3, Notice of Meetings, written notice of a Special Meeting was mailed to each Member entitles to vote thereat at least seven (7) days before such meeting (original Certificate of Mailing from USPS maintained in office), which notice set forth three (3) proposed amendments to these By-Laws.

WHEREAS: Pursuant to ARTICLE III, Meeting of Members, Sections 4, 5 and 6 (Quorum Proxies and Vote Required), a Special Member meeting was held on November 9, 2016 to collect any ballots that were not sent in with a proxy and there were more than the required quorum for the meeting, either in person or by proxy, as set forth in Section 4. The vote required in Section 6 and ARTICLE XIII, to approve the two (2) proposed amendments to these By-Laws, exceeded the required fifty-one (51%) and the two (2) proposed amendments were approved (original ballots/proxies maintained in office).

NOW, THEREFORE, the By-Laws of Lake June Pointe Property Owners' Association, Inc., a not-for-profit Florida corporation, as executed on March 16, 1999 by the first Board of Directors appointed by the developers, Lake June Pointe Properties, Inc., and recorded in the Highlands County Public Records, Official Records Book 1446, Page 730, on March 22, 1999 under Clerk's File Number 1016014 and First Amendment recorded in Highlands County Public Records, Official Records Book 2510, Page 2, on January 5, 2016 under Clerk's File Number 179992, are further amended as follows:

**BY-LAWS
ARTICLE V
ELECTION OF DIRECTORS**

Section 1. Nomination for Board of Directors. The first notice of elections shall be mailed at least 60 days prior to the annual member meeting/election day. This notice

shall include instruction on how to submit a candidate's name and the deadline date for submission. The deadline for submission shall be at least 30 days prior to the annual meeting/election. All persons desiring to be a candidate for the Board of Directors must inform the Association in writing of their intention to run. The Association shall issue a written notice of acknowledgement to each candidate.

Section 2. Notice of Election. The second notice of election shall be mailed up to 30 days, but no less than 14 days, prior to the annual meeting/election day. It shall contain the ballot with the names of the candidates for Board of Directors and instruction for voting. Write-in votes and nomination from the floor at the annual member meeting will not be accepted.

[Section 3 of the ARTICLE V remains a part of these By-Laws as previously adopted]

BY-LAWS
ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

[Section 1 in its entirety and Section 2, A-H in their entirety remain a part of these By-Laws as previously adopted.]

- I. Spend the Association's budgeted or reserve funds for the purpose of acquiring by purchase, make improvements to or build upon the common areas of the Association. However, this power is limited to expenditures of up to \$10,000 in excess of the annual budget and shall require the unanimous approval of the Board of Directors. These limits do not apply to expenditures for maintenance or repairs of common area components, legally mandated work, or emergencies. Expenditures for such other purposes in excess of this \$10,000 limit will require an affirmative vote of fifty-one (51) percent of the Membership at a regular or special meeting, where a quorum has been attained whether in person or by proxy.

IN WITNESS WHEREOF, the undersigned Offers have hereunto set their hand and seal on the day and year first stated above.

LAKE JUNE POINTE PROPERTY OWNERS' ASSOCIATION, INC.

[Handwritten Signature]
BY: JAMES D. MITCHELL

ATTEST:
CORPORATE
BY: SEAT

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me on the 20th day of January, 2017, by James D. Mitchell and _____, the _____ and _____, respectively, of Lake June Pointe Property Owners' Association, Inc. a Florida Corporation, on behalf of the corporation, who () are personally known to me or () who have produced _____ as identification, and did not take an oath.

[Notary Seal]



Notary Public

[Handwritten Signature]
Printed Name: Clifford R. Rhoades

My Commission Expires: _____