

CERTIFICATE OF AMENDMENT
TO
BYLAWS
FOR
ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on November 14, 2016, by a vote of not less than fifty-one percent (51%) of the voting interests present at said meeting, the previously unrecorded Bylaws for ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION, as attached hereto as EXHIBIT A be and the same is hereby amended as follows:

- Article VI, Section 1 of the Bylaws is hereby amended as follows:
The paragraph has been replaced in its entirety as written below.
Nomination. Nominations for election to the Board of Directors shall be made in writing at least forty (40) days prior to the scheduled annual meeting of the membership or such other deadline as may be indicated in the first notice of the annual election.
- Article VI, Section 2 of the Bylaws is hereby amended as follows:
Election: Election of the Board of Directors shall be by secret written ballot. At such election the Members or their proxies can case, can cast, in person or by absentee ballot, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected.

IN WITNESS WHEREOF, ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION, INC. has caused this certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 1st day of December 2016.

(CORPORATE SEAL)

ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION, INC.

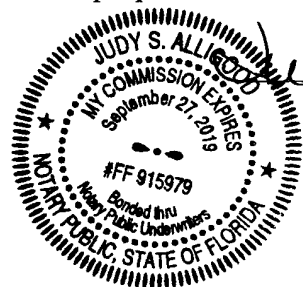
ATTEST:

Sandra Horton
Secretary

By: John C. Hackman
President

(STATE OF FLORIDA)
(COUNTY OF ST JOHNS)

On this 1 day of Dec 2016, personally appeared John C. Hackman, President & Sandra Horton, Secretary and acknowledged before me that she executed this instrument for the purposes herein expressed.



Judy S. Allie
Notary Public

My commission expires:

BY-LAWS
OF
THE ANASTASIA LAKES ON THE ISLAND
HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is THE ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at The Anastasia Lakes on the Island, St. Johns County, Florida, or at such other place as the Board of Directors may, from time to time, designate. Meetings of Members and Directors can be held at such places within the State of Florida, County of St. Johns, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to The Anastasia Lakes on the Island Homeowners Association, Inc., a nonprofit Florida Corporation, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association is described as follows:

Lake Area, Wetland Jurisdictional Area, Buffer Strips, Lake Level Control and Drainage Area, Ingress, Egress, Drainage and Utilities Area, Walkway Area and Neighborhood Recreational Site. Declarant shall designate portions of the Common Area to be kept by the Association as Conservation Easements in perpetuity.

In addition, all roadways serving and located on the Properties outside dedicated easements or public rights-of-way and not located on any Lot, and all sewer and water lines serving said tract and not located within a public street, right-of-way or

public sanitary sewer or water easement shall be deemed Common Area.

Section 5. "Lot" shall mean and refer to any plot of land comprising a single dwelling site shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to St. Augustine Development Corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped lot, from the Declarant for the purpose of development.

Section 7. "Member" shall mean and refer to every person or entity which holds membership in the Association.

Section 8. "Developer" shall mean and refer to Anastasia Lakes, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot, for the purpose of development.

Section 9. "Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

Section 10. "Declaration" means the Declaration of Covenants, Conditions and Restrictions for The Anastasia Lakes on the Island, as the same may be amended, renewed or extended from time to time in the manner therein prescribed.

ARTICLE III

MEMBERSHIP AND PROPERTY RIGHTS

Section 1. Membership. Every Owner of a Lot which is subject to assessments shall be a Member of the Association. Declarant shall be a Member as long as Declarant owns any Lot in The Anastasia Lakes on the Island. Membership shall be appurtenant to and may not be separated from ownership of any Lot subject to assessment. The voting rights of the Members shall be as provided by the Declaration.

Section 2. Property Rights. Each Member shall be entitled to the use and enjoyment of the facilities as provided in the Declaration. A Member's spouse, parent, and child who reside with such Member shall have the same easement of enjoyment hereunder as a Member. Any Member can delegate his/her rights of enjoyment of the Common Area and facilities to his/her tenants or contract

purchasers. Such Member shall notify the Secretary of the Association in writing of the name of the delegate. The rights and privileges of such delegates are subject to suspension to the same extent as those of the Member.

ARTICLE IV

MEETINGS OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association and each subsequent regular annual meeting of the Members shall be held in the month of the anniversary date thereof at the time and date designated in the notice.

Section 2. Special Meetings. Special meetings of the Members can be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one tenth (1/10) of all votes of the Class A Membership.

Section 3. Notice of Meeting. Except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of the meeting. Waiver by a Member in writing of the notice required therein, signed by him before or after such meeting, shall be equivalent to the giving of such notice.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, fifty percent (50%) of the votes of each class of Membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum, as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of the Members, each Member can vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE V

BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors who need not be members of the Association. The initial Board of Directors shall be three (3) in number.

Section 2. Term of Office. At the first annual meeting after Declarant has transferred control of the Association to Class A Members, the Members shall elect nine (9) directors: three (3) directors for a term of one (1) year, three (3) directors for a term of two (2) years, and three (3) directors for a term of three (3) years; and at each annual meeting thereafter the Members shall elect three (3) directors for a term of three (3) years.

Section 3. Removal. Any director can be removed from the Board with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a director, such director's successor shall be selected by the remaining members of the Board, and shall serve for his unexpired term.

Section 4. Compensation. No director shall receive compensation for any service he can render to the Association as a director. Any director, however, can be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE VI

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nominations for election to the Board of Directors shall be made by a Nominating Committee. Nomination for election to the Board can also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its direction determine, but not less than the number of vacancies that are to be filled. Such nominations can be made from among Members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies can case, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held during each calendar quarter, or at such other periodic intervals as may be established by the Board of Directors from time to time,*without notice at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday. * 40 HOURS NOTICE: FS 720.303 (2)

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than twelve (12) hours notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VIII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities and parking areas, and the personal conduct of the Members and their guests or tenants thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to the use of recreational facilities in the Common Area facilities of a Member during any period in which such Member shall be in default in the payment of any assessment, dues or charge levied by the Association. Such rights can also be suspended after notice and hearing, for a period not exceeding sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not

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reserved to the membership by the other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribed their duties; and

(f) employ attorneys to represent the Association when deemed necessary.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or any special meeting when such statement is requested in writing by one-tenth (1/10) of the Class A Members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual period; and

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge can be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability insurance covering the Association, its directors, officers, agents, and employees and to procure and maintain adequate hazard insurance on the real and personal property owned by the

*Article IV
Sec 710.11 2.*

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Association and to provide casualty insurance for all improvements owned by the Association based on replacement coverage; provided any and all such insurance can be secured, in the opinion of the Board of Directors, at a reasonable rate;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained;

(h) cause Lots and/or the exterior of Residential Units to be maintained if the Owner fails to do so in accordance with the Declaration;

(i) to negotiate and contract in behalf of the Association and each of the Members thereof desiring to participate in such service, such janitorial, maintenance and other service contracts for normal heating, electrical and air conditioning systems, be borne by the Association to the extent that such contracts cover services of the Association, or by the individual Members desiring to participate in such collective contracts;

(j) pay all ad valorem and public assessments lawfully levied against the Common Areas; and

(k) to contract and provide adequate termite protection to protect the improvements.

ARTICLE IX

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointment. The Board can elect such other officers as the affairs of the Association may require, each of whom shall hold such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officers can be removed from office with or without cause by the Board. Any officer can resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office can be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer can be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall cosign all promissory notes in his capacity as President of the Association.

(b) Vice President. The Vice President shall act in the place and stead of the President in the event of his absence disability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall authorize payment of all checks and co-sign promissory notes in his capacity as Treasurer of the Association; keep proper books of account; cause a review compilation or an annual audit of the Association books to be made by an independent public accountant at the completion of each fiscal year; and shall prepare an annual statement of

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income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy each to the Members.

ARTICLE X

COMMITTEES

The Board of Directors shall appoint an Architectural Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XI

RECORDS AND BOOKS

The records, books and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XII

ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10%) percent per annum, and the Association can bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessments. No Owner can waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

ARTICLE XIII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: THE ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION, INC.

ARTICLE XIV

AMENDMENT

Section 1. These By-Laws can be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy; provided, however, these By-Laws can be amended by the Declarant prior to conversion of Class B to Class A Membership and, after conversion, by the Board of Directors of the Association, without the consent of the members, to the extent necessary, and only to the extent necessary, to achieve or maintain the tax-exempt status of the Association, or to permit the Properties (as defined in the Declaration) or any portion thereof, or the Association to qualify for loans made or insured by the Federal Housing Administration or the Veterans Administration, or their successor agencies, or any other agency of government, or government sponsored agency, including without limitation, the Federal Home Loan Mortgage Corporation and the Federal National Mortgage Association.

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

ARTICLE XV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of THE ANASTASIA LAKES ON THE ISLAND HOMEOWNERS ASSOCIATION, INC. a Florida corporation, and

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the _____ day of _____, 19____.

AMENDMENTS TO BY-LAWS

January 8, 1998

TO: The members of the Anastasia Lakes Homeowner Association.

I AM PROPOSING TWO (2) AMENDMENTS TO THE BY-LAWS; A PREROGATIVE RESERVED TO THE MEMBERS UNDER ARTICLE XIV OF OUR BY-LAWS.

****FIRST****

Not passed

The first amendment, if favorably considered, will legally put the number of members on our present Board in conformity with our By-Laws. We have been operating with (5) Board Members since the turnover meeting. The By-Laws under Article V, Section (1) one: say that (3) is the authorized number. The people with good memories tell me that somebody changed that to (5), with a vote of the Members at the turnover meeting. Unfortunately, the amendment never made it into the Minutes. A copy of those Minutes were recently mailed to each of us in the packet we received from May Management. I accent "amendment" because any change in the By-Laws is reserved to the Members. In other words, "the Board can not do it". This is more than just an omission from the Minutes of the turnover meeting. A By-Law amendment is deemed a "Permanent Record" by Statute and must be maintained for the life of the Association.

****SECOND****

The second proposed amendment, if favorably considered, will accomplish two objectives. It will eliminate non-members from being eligible for Board membership and also, eliminate the appearance of a conflict of interest among eligible members.

Continued

The First Amendment proposed is to Article V, Section 2.

AS CURRENTLY WRITTEN: Term of Office. At the first annual meeting after Declarant has transferred control of the Association to Class A Members, the Members shall elect nine (9) directors: ~~three (3) directors for a term of one (1) year, three (3) directors for a term of two (2) years, and three (3) directors for a term of three (3) years;~~ at each annual meeting thereafter the Members shall elect three (3) directors for a term of three (3) years.

Not Passed

PROPOSED CHANGE: (underlined): Term of Office. At the first annual meeting after Declarant has transferred control of the Association to Class A Members, the Members shall elect (5) directors: ~~two (2) directors for a term of one (1) year, two (2) directors for a term of (2) years, and (1) director for a term of (3) years;~~ and at each annual meeting thereafter the Members shall elect directors to vacancies created by expiring terms, to a (3) year term.

The Second Amendment is to Article V, Section 1.

AS CURRENTLY WRITTEN: Number. The affairs of this Association shall be managed by a Board of Directors who need not be members of the Association. The initial Board of Directors shall be three (3) in number.

Passed

PROPOSED CHANGE: (underlined): Number. The affairs of this Association shall be managed by a Board of Directors, all of whom must be owners of a lot or lots within the Anastasia Lakes on the Island subdivision. Where there may be joint or multiple owners of an individual lot, only one person from said ownership entity shall be eligible for Board of Directors membership.

Our Association is not dedicated to any particular parliamentary discipline. Nevertheless, these amendments are presented in a straight-forward and hopefully understandable format. Questions for your clarity are invited. NOTE: I have several copies of the By-Laws for those who care to peruse them. Article V, Section 1 and Section 2 would be effected. Article XIV is the authority.

Respectively Submitted By:

Joe Mickler
owner/member
29 Anastasia Lakes Drive (Lot 74)

AMENDMENT TO THE BY-LAWS

**TO: The Members of the Anastasia Lakes Homeowner Association.
Annual Meeting, January 12th, 2002**

**THE PROPOSAL IS FOR ONE (1) AMENDMENT TO THE BY-LAWS.
A PREROGATIVE RESERVED TO THE MEMBERS UNDER ARTICLE XIV.**

The Amendment, if favorably considered, will legally put the present number of Members on our Board of Directors in conformity with our By-Laws. We have been operating with (5) Board Members since the "Turnover" in May of 1997. The Minutes of that meeting reflect as such. During this entire tenure, this number has been in conflict with our By-Laws. Article V, Sec. 2, currently states that we were to have elected (9) Directors commencing with the January 1998 Annual Meeting. You are receiving this proposed change prior to our January 12th Annual Meeting in order to compare it with your own copy of the present By-Laws and to bring this proposal with you to the Meeting.

The Amendment is to Article V, Section 2:

AS CURRENTLY WRITTEN: Term of Office. At the first annual meeting after Declarant has transferred control of the Association to Class A Members, the Members shall elect nine (9) directors: three (3) directors for a term of one (1) year, three (3) directors for a term of two (2), years, and three (3) directors for a term of three (3) years; and at each annual meeting thereafter the Members shall elect three (3) directors for a term of three (3) years.

PROPOSED CHANGE: (underlined) Term of Office. At the first annual meeting after Declarant has transferred control of the Association to Class A Members, the Members shall elect five (5) directors for a term of (1) year. At each annual meeting thereafter the Members shall elect. Five (5) directors for a term of one (1) year.

Passed

Respectively Submitted By:

Joe Mickler
Owner/Member
29 Anastasia Lakes Dr.
Phone: 471-8630