

AMENDMENT TO THE BY-LAWS OF
GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO.1, INC.

This AMENDMENT TO THE BY-LAWS OF GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC., is made this ____ day of _____, 2024.

WITNESSETH:

WHEREAS, Grenelefe Association of Condominium Owners No. 1, Inc. (the "Association"), operates the following Condominiums: Corner Lake West, created by a Declaration of Condominium recorded on June 11, 1974, in the Official Records of Polk County at Official Records Book 1594, Pages 1051-1377, inclusive; Corner Lake East, created by a Declaration of Condominium recorded on October 22, 1974, in the Official Records of Polk County at Official Records Book 1614, Pages 1171-1210, inclusive, and Official Records Book 1627, Pages 1951-1959, inclusive; Bumway North #1, created by a Declaration of Condominium recorded on July 29, 1975, in the Official Records of Polk County at Official Records Book 1651, Pages 1795-1841, inclusive; Burnway North #2, created by a Declaration of Condominium recorded on November 21, 1975, in the Official Records of Polk County at Official Records Book 1667, Pages 881 – 924, inclusive; Bumway North #3, created by a Declaration of Condominium recorded on April 2, 1976, in the Official Records of Polk County at Official Records Book 1685, Pages 995-1040, inclusive; Bumway North #4, created by a Declaration of Condominium recorded on November 16, 1976, in the Official Records of Polk County at Official Records Book 1719, Pages 1001-1048, inclusive; Burnway South, created by a Declaration of Condominium recorded on August 10, 1977, in the Official Records of Polk County at Official Records Book 1761, Pages 2024- 2074, inclusive; Camelot Unit #1, created by a Declaration of Condominium recorded on February 27, 1978, in the Official Records of Polk County at Official Records Book 1795, Pages 2274-2326, inclusive, and Official Records Book 1802, Pages 385-391, inclusive, Official Records Book 1816, Pages 1217-1224, inclusive, and Official Records Book 1831, Pages 2055-2064, inclusive; Camelot Unit #2, created by a Declaration of Condominium recorded on December 20, 1978, in the Official Records of Polk County at Official Records Book 1849, Pages 171-216, inclusive; Camelot Unit #3, created by a Declaration of Condominium recorded on March 22, 1979, in the Official Records of Polk County at Official Records Book 1865, Pages 1620-1674, inclusive, Official Records Book 1880, Pages 527-533, inclusive, Official Records Book 1887, Pages 2278-2284, inclusive, and Official Records Book 1903, Pages 485-491, inclusive; Camelot Unit #4, created by a Declaration of Condominium recorded on November 21, 1979, in the Official Records of Polk County at Official Records Book 1913, Pages 727-765, inclusive, Official Records Book 1923, Pages 1674-1684, inclusive, Official Records Book 1929, 1045-1055, inclusive, and Official Records Book 1949, Pages 2093-2107, inclusive; Camelot Unit #5, created by a Declaration of Condominium recorded on June 5, 1981, in the Official Records of Polk County at Official Records Book 2021, Pages 4-58, inclusive; Sherwood Lane, created by a Declaration of Condominium recorded on December 18, 1980, in the Official Records of Polk County at Official Records Book 1986, Pages 886-935, inclusive, Tennis Village, created by a Declaration of Condominium recorded on July 3, 1980, in the Official Records of Polk County at Official Records Book 1953, Pages 427-473, inclusive; Abbey Court Unit #1, created by a Declaration of Condominium recorded on

August 13, 1980, in the Official Records of Polk County at Official Records Book 1960, Pages 967-1017, inclusive; Abbey Court Unit #2, created by a Declaration of Condominium recorded on February 4, 1982, in the Official Records of Polk County at Official Records Book 2065, Pages 1329-1380, inclusive; Lake Loft Unit #1, created by a Declaration of Condominium recorded on March 16, 1981, in the Official Records of Polk County at Official Records Book 2003, Pages 2224-2275, inclusive, and Official Records Book 2026, Pages 1927-1932, inclusive; and Lake Loft Unit #2, created by a Declaration of Condominium recorded on April 15, 1985, in the Official Records of Polk County at Official Records Book 2325, Pages 1402-1454, inclusive; and

WHEREAS, on _____, 2024, this amendment to the Bylaws of Grenelefe Association of Condominium Owners No. 1, Inc. was duly passed and adopted by the Board of Directors and Members of Grenelefe Association of Condominium Owners No. 1, Inc.; and

WHEREAS, additions are identified by underline, deletions are identified by ~~striketrough~~ and portions remaining unchanged that are not reproduced here are identified by ellipses ***.

NOW, THEREFORE, the Bylaws of Grenelefe Association of Condominium Owners No. 1, Inc. ("Bylaws"), are amended as hereinafter set forth:

Section 1.2 of the Bylaws is amended as follows:

1.2 Corporate Purpose. The Association has been organized for the purpose of administering 778 Condominiums pursuant to Chapter 718 of Florida Statutes, as may be amended from time to time, called the Condominium Act in the By-Laws, such condominiums to be constructed as part of GRENELEFE STAGE 1 DEVELOPMENT whose respective Declarations of Condominium will cover certain lands located in Polk County, Florida.

Section 3.1 of the Bylaws is amended as follows:

3.1 Management of Affairs. The affairs of the Association shall be managed by a Board of Directors consisting of ~~nine (9)~~ five (5) members.

Section 3.14 of the Bylaws is amended as follows:

~~3.14 Directors' Fees. Directors' fees, if any, shall be determined by the members.~~

Section 3.15 of the Bylaws is amended as follows:

~~3.15~~ 3.14 Directors' Expenses. Travel expenses and other expenses incurred performing the duties as directors shall be reimbursed subject to approval by the Board of Directors.

Section 6.3 of the Bylaws is amended as follows:

6.3 Assessments. Assessments against the apartment owners for their share of the items of the budget shall be made for the fiscal year at least thirty (30) days preceding the beginning of each fiscal year. Such assessment shall be due on the first day of each ~~quarter~~ month of the said fiscal year. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and ~~quarterly~~ monthly annual installments on such assessments shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors if the accounts of the amended budget do not exceed the limitations for that year. Any account that does not exceed such limitation shall be subject to the approval of the membership of the Association as previously required in these By-Laws. The unpaid assessment for the remaining portion of the calendar year from which the amended assessment is made shall be due upon the date of the assessment. The amended assessment shall be paid in equal payment on the payment dates of the annual assessment during the remainder of that calendar year. The first assessment shall be determined by the Board of Directors of the Association.

The “Schedule of Bylaws of Grenelefe Association of Condominium Owners No. 1, Inc. Rules and Regulations” are amended as follows:

14. Payments of monthly assessments shall be made at the office of the Association. Payments made in the form of checks shall be made to the order of the Association. Payment of regular assessments are due on the first day of each ~~quarter~~ month and if ten or more days late, are subject to charges as provided in the Declarations of Condominium. Such charges may not be waived by the Manager.

WE HEREBY CERTIFY that we are the duly elected and acting President and Secretary of the Board of Directors of Grenelefe Association of Condominium Owners No. 1, Inc., and that on the ____ day of _____, 2024, the foregoing amendments to the Bylaws of Grenelefe Association of Condominium Owners No. 1, Inc., were approved according to the provisions of Chapter 718, *Florida Statutes*, and the governing documents of Grenelefe Association of Condominium Owners No. 1, Inc.

IN WITNESS WHEREOF, we the President and Secretary of the Board of Directors of Grenelefe Association of Condominium Owners No. 1, Inc., hereunto subscribe our names and affix the seal of Grenelefe Association of Condominium Owners No. 1, Inc.

Signed, sealed and delivered
in the presence of:

GRENELEFE ASSOCIATION OF
CONDOMINIUM OWNERS NO. 1, INC.

Print Name:

By:
President/Director

STATE OF FLORIDA,
COUNTY OF POLK

The foregoing instrument was sworn and acknowledged before me by means of _____
physical presence or _____ online notarization, this _____ day of _____, 2024, by
_____, who is _____ personally known to me or has produced
_____ (type of identification) as identification.

Notary Public (Signature)

Notary Public (Printed name)
Commission No.
Expires