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4 BYLAWS OF
5 THE SHORES PROPERTY OWNERS ASSOCIATION, INC.
6 (A Corporation Not for Profit)
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8 ARTICLE I
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10 Identity
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12 The following Bylaws shall govern the operation of THE SHORES PROPERTY OWNERS
13 ASSOCIATION, INC., a Corporation not for profit, (hereinafter called the "Association").

14 The Association is an incorporated non-profit corporation, organized and existing pursuant to
15 Chapter, 720 Florida Statutes, for the purpose of maintaining and preserving the beauty and desirability of
16 the properties of its members, as more fully set forth in that Declaration of Covenants, Conditions,
17 Restrictions, Limitations and Agreements, as amended and restated as of the ---- day of -----2004 (it,
18 together with any amendments thereto, comprises the "Declaration")
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20 Section 1. The Office of the Association shall be at 835 20th Place Vero Beach Florida, 32960, or at
21 such other place as may be subsequently designated by the Board of Directors of the Association.

22 Section 2. The seal of the corporation will bear the name of the corporation, and the word "Florida",
23 the words " not for profit", and the year of the incorporation, an impression of which is as follows:
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25 ARTICLE II
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27 Membership and Voting Provisions
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29 Section 1. Membership: Membership in the Association shall consist of the owners of lots in the
30 Subdivision known as THE SHORES , as per Plat thereof recorded in Plat Book 11, pages 61 and 61A,
31 Public Records of Indian River County, Florida. The foregoing is not intended to include persons who hold
32 an interest merely as security for the performance of an obligation, and the giving of a security interest shall
33 not terminate the owner's membership. Transfer of ownership, either voluntarily or by operation of law,
34 shall terminate membership in the Association, and said membership is to become vested in the transferee.
35 If ownership is vested in more than one person, then all of the persons so owning said property shall be
36 members eligible to hold office, but, as hereinafter indicated, the vote of a Lot Owner shall be cast by the
37 "Voting Member". If ownership is vested in a corporation, said corporation may designate an individual
38 officer or employee of the corporation as its voting member.

39 Section 2. Voting: The Association shall have one class of voting membership: All Owners in THE
40 SHORES Subdivision shall have one (1) vote per single family Lot. A vote of 51% of the members of the
41 Association shall decide any question unless the By-Laws, Articles of Incorporation, or Declaration of

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1 Covenants, Conditions, Restrictions, Limitations and Agreements for THE SHORES Property Owners
2 Association provides otherwise.

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4 Section 3. Quorum: Unless otherwise provided in these Bylaws, the presence in person or by proxy
5 of a majority of the members' total votes shall constitute a quorum.

6 Section 4. Proxies: Votes may be cast in person or by proxy. All proxies shall be in writing and
7 signed by the person entitled to vote (as set forth in section 5 below) and shall be filed with the Secretary of
8 the Association prior to the meeting in which they are to be used. Proxies shall be valid only for the
9 particular meeting designated therein. Every proxy shall be revocable at any time by the Lot Owner
10 executing it.

11 Section 5. Designation of Voting Members: If a lot is owned by one person, his or her right to vote
12 shall be established by presentation to the Secretary of the Association of a photocopy of his or her recorded
13 deed of conveyance to the Lot. He or she shall be a "voting member". If a lot is owned by more than one
14 person, a photocopy of the recorded deed of conveyance of the lot and a certificate signed by all of the
15 record owners of the lot, designating the member entitled to vote, shall be filed with the Secretary of the
16 Association. If a lot is owned by a corporation and for the Association, the officer or employee thereof
17 entitled to cast the votes for the lot for the corporation shall be designated in a Certificate for that purpose,
18 signed by the President or Vice President, attested to by the Secretary or Assistant Secretary of the
19 corporation, and filed with the secretary of the Association. The person designated in such Certificate who is
20 entitled to cast the votes for a lot shall also be known as a "voting member". If such a Certificate is not on
21 file with the Secretary of the Association for a lot owned by more than one person or by a corporation, the
22 votes of the lots concerned shall not be considered in determining the requirement for a quorum or for any
23 purpose requiring the approval of a person entitled to cast the votes for the lot. Such Certificates shall be
24 valid until revoked or until superseded by a subsequent Certificate, or until a change in the ownership of the
25 lot concerned. If a lot is owned jointly by a husband and wife, the following three provisions are applicable
26 thereto:

- 27 (a) They may, but they shall not be required to, designate a voting member.
28 (b) If they do not designate a voting member, and if both are present at a meeting and are
29 unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that
30 subject at that meeting. (As previously provided, the votes of a lot are not divisible).
31 (c) Where they do not designate a voting member, and only one is present at a meeting, the
32 person present may cast the votes just as though he or she owned the lot individually, and without
33 establishing the concurrence of the absent person.

34 ARTICLE III

35 Meeting of the Membership

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39 Section 1. Time: The annual members' meeting shall be held each year within the month of January
40 on such date and at such time as may determined by the Board of Directors for the purpose of electing

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1 Directors and transacting any other business authorized to be transacted by the members.

2 Section 2. Place: All meetings of the Association membership shall be held at a location convenient
3 to the members at such place and at such time as shall be designated by the Board of Directors of the
4 Association and stated in the notice of the meeting.

5 Section 3. Notices: It shall be the duty of the Secretary to deliver a notice of each annual or special
6 meeting, stating the time and place thereof, to each voting member, at least five (5) days but not more than
7 forty (45) days prior to such meeting. Notice of any special meeting shall state the purpose thereof. All
8 notices shall be served at the address of the Lot Owner as it appears on the books of the Association.

9 Section 4. Meetings: Meetings of the members for any purpose of purposes, unless otherwise
10 prescribed by statute, may be called by the President, and shall be called by the President or Secretary at the
11 request in writing, of a majority of the Lot Owner's total votes, which request shall state the purpose of the
12 proposed meeting. Business transacted at all meetings shall be confined to the objects stated in the Notice
13 thereof.

14 Section 5. Waiver and Consent: Whenever the vote of members at a meeting is required or
15 permitted by any provision of these Bylaws, to be taken in connection with any action of the Association,
16 the meeting and vote of members may be dispensed with if not less than two-thirds (2/3) of the members
17 who would have been entitled to vote upon the action if such meeting were held, shall consent, in writing, to
18 such action being taken; however, notice of such action shall be given to all members, unless all members
19 approve such action.

20 Section 6. Adjourned Meeting: If any meeting of members cannot be organized because a quorum
21 of voting members is not present, either in person or by proxy, the meeting may be adjourned from time to
22 time until a quorum is present.

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ARTICLE IV

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Directors

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28 Section 1. Number, Term and Qualifications: The affairs of the Association shall be managed by a
29 Board of Directors composed of not less than three (3) persons, nor more than five (5) persons. The term of
30 each Director's service shall be one (1) year and shall extend until the next annual meeting of the members
31 or until his successor is duly elected and qualified, or until he is removed in the manner provided for in
32 Section 3 below.

33 (a) The organizational meeting of the newly elected Board of Directors of the Association
34 shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at
35 the meeting at which they were elected, and no further notice of the organizational meeting shall be
36 necessary, provided a quorum shall be present.

37 Section 2. Removal of Directors: At any time after the first meeting of the membership, at any duly
38 convened regular or special meeting, any one or more of the Directors may be removed, with or without
39 cause, by the affirmative vote of the voting members casting not less than two-thirds (2/3) of the total votes

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1 present at said meeting, and a successor may then and there be elected to fill the vacancy thus created.
2 Should the membership fail to elect said successor, the Board of Directors may fill the vacancy in the
3 manner provided in Section 4 below.

4 Section 3. Vacancies on Directorate: If the office of any Director or Directors becomes vacant by
5 reason of death, resignation, retirement, disqualification, removal from office, or otherwise, a majority of
6 the remaining Directors, though less than a quorum, shall choose a successor or successors who shall hold
7 office for the balance of the unexpired term in respect to which such vacancy occurred or such vacancy may
8 remain unfilled. The election held for the purpose of filling said vacancy may be held at any meeting of the
9 Board of Directors.

10 Section 4. Disqualification and Resignation of Directors: Any Director may resign at any time by
11 sending a written Notice of such resignation to the office of the corporation, delivered to the Secretary.
12 Unless otherwise specified therein, such resignation shall take effect upon receipt thereof by the Secretary.
13 Commencing with the Directors elected at the first meeting of the membership, the transfer of title of his or
14 her Lot by a Director shall automatically constitute a resignation, effective when such resignation is
15 accepted by the Board of Directors, unless the Director continues to own another lot. No member shall
16 continue to serve on the Board should he or she be more than thirty (30) days delinquent in the payment of
17 an assessment, and said delinquency shall automatically constitute a resignation effective when said
18 delinquency is confirmed by the Board of Directors.

19 Section 5. Meetings: Meetings of the Board of Directors may be called by the President, and in his
20 or her absence by the Vice President, or by a majority of the members of the Board of Directors by giving
21 five (5) days notice, in writing, to all of the members of the Board of Directors of the time and place of said
22 meeting. All notices of meetings shall state the purpose of the meeting.

23 Section 6. Directors' Waiver of Notice: Before or at any meeting of the Board of Directors, any
24 Director may waive notice of such meeting and such waiver shall be deemed equivalent to the giving of
25 notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time
26 and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required,
27 and any business may be transacted at such meeting.

28 Section 7. Quorum: At all meetings of the Board of Directors, a majority of Directors shall
29 constitute a quorum for the transaction of business, and the acts of the majority of Directors present at such
30 meetings at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the
31 board of directors there shall be less than a quorum present, the majority of those present may adjourn the
32 meeting from time to time, at each such adjourned meeting, any business which might have been transacted
33 at the meeting, as originally called, may be transacted without further notice. The joinder of a Director in the
34 action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such
35 Director for the purpose of determining a quorum.

36 Section 8. Powers and Duties: The Board of Directors shall have the powers and duties necessary
37 for the administration of the affairs of the Association and may do all such acts and things as are not by law,
38 by the Articles of Incorporation or by these Bylaws directed to be exercised and done by the members.
39 These powers shall specifically include, but shall not be limited to, the following:

1 (a) To exercise all powers specifically set forth in the Articles of Incorporation, in these
2 Bylaws, by law, and all powers incidental thereto.

3 (b) To make assessments, collect assessments, and use and expend the assessments to carry
4 out the purposes and powers of the Association.

5 (c) To employ, dismiss and control the personnel necessary for the maintenance and
6 preservation of the area described herein, including the right and power to employ attorneys, accountants,
7 contractors, and other professionals as the need arises.

8 (d) To make and amend regulations respecting the operation and use of the facilities, and the
9 use and maintenance of any property acquired by the Association.

10 (e) To designate one or more committees which, to the extent provided in the resolution
11 designating said committee, shall have the powers of the Board of Directors in the management of the
12 business and affairs of the Association. Such committees shall consist of at least three (3) members, one of
13 whom shall be a Director. The committee or committees shall have such name or names as may be
14 determined from time to time by the Board of Directors, and said committee(s) shall keep regular minutes of
15 their proceedings and report the same to the Board of Directors as required. The foregoing powers shall be
16 exercised by the Board of Directors or its contractor or employees, subject only to approval by members
17 when such is specifically required.

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ARTICLE V

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Officers

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Section 1. Elective Offices: The principle officers of the Association shall be a President, Vice President, Secretary and Treasurer, all of whom shall be elected by the Board of Directors. They shall be a member of the Board of Directors.

Section 2. Election: The officers of the Association designated in Section 1 above, shall be elected by the Board of Directors at the organizational meeting of each new Board following the meeting of the members.

Section 3. Appointive Officers: The Board may appoint Assistant Secretaries, Assistant Treasurers and such other officers as the Board deems necessary.

Section 4. Term: The officers of the Association shall hold office until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Directors may be removed at any time with or without cause by the Board of Directors; provided, however, that no officer shall be removed except by the affirmative vote for removal by a majority of the whole Board of Directors. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Directors.

Section 5. The President: The President shall be the chief executive officer of the Association; he or she shall preside at all meetings of the Lot Owners and of the Board of Directors. The President shall have executive powers and general supervision over the affairs of the Association and other officers. He or she shall sign all written contracts and perform all the duties incident to his or her office which may be

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1 delegated to him or her from time to time by the Board of Directors.

2 Section 6. The Vice President: The Vice President shall perform all of the duties of the President in
3 his or her absence and such other duties as may be required of him or her from time to time by the Board of
4 Directors.

5 Section 7. The Secretary: The Secretary shall issue Notice of all Board of Directors' meetings and
6 all meetings of the Lot Owners; he or she shall attend and keep the minutes of same; he or she shall have
7 charge of all of the Associations' books, records and papers, except those kept by the Treasurer. If an
8 Assistant Secretary is appointed, he or she shall perform the duties of the Secretary in the Secretary's
9 absence.

10 Section 8. The Treasurer:

11 (a) He or she shall have custody of the Association's funds and securities, shall keep full and
12 accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all
13 moneys and other valuable effects in the name of and to the credit of the Association in such depositories as
14 may be designated from time to time by the Board of Directors of the Association.

15 (b) He or she shall disburse the funds of the Association as may be ordered by the Board of
16 Directors in accordance with these Bylaws, making proper vouchers for such disbursements and shall render
17 to the President and Board of Directors at regular meetings of the Board of Directors, or whenever they may
18 require it, an account of all of his or her transactions as Treasurer and of the financial condition of the
19 Association.

20 (c) He or she shall collect the assessments and shall promptly report the status of collections
21 and of all delinquencies to the Board of Directors of the Association.

22 (d) If an Assistant Treasurer is appointed, he or she shall perform the duties of the Treasurer
23 in the Treasurer's absence.

24 Section 9. The offices of Secretary and Treasurer may be held by one person. All other offices shall
25 be held separately.

26 **ARTICLE VI**

27 Finances and Assessments

28 Section 1. Depositories: The funds of the Association shall be deposited in such banks and
29 depositories as may be determined by the Board of Directors from time to time upon resolution approved by
30 the Board of Directors and shall be withdrawn only upon checks and demands for money signed by such
31 officer or officers of the Association as may be designated by the said Board of Directors. Obligations of the
32 Association shall be signed by at least two officers of the Association.

33 Section 2. Fidelity Bonds: In the discretion of the Board of Directors the Treasurer and all other
34 officers, Directors and employees of the Association who are authorized to sign checks and any contractor
35 handling or responsible for Association funds may be bonded in such amount as may be determined by the
36 Board of Directors. The premiums on such bond shall be paid by the Association.

37 Section 3. Fiscal Year: The fiscal year of the Association shall begin on the first day of January of
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each year; provided however, that the Board of Directors is expressly authorized to change the fiscal year in accordance with the provisions and regulations from time to time prescribed by the Internal Revenue Code of the United States of America at such times as the Board of Directors deems it advisable.

Section 4. Determination of Assessments:

(a) The Board of Directors of the Association shall fix and determine, from time to time, the sum or sums necessary or adequate for the expenses of the Association.

Expenses shall include expenses for the operation, maintenance, repair, replacement or taxes of Association property, utilities, costs of carrying out the powers and duties of the Association, all insurance premiums and expenses relating thereto including fire insurance and extended coverage, and any other expenses designated from time to time by the Board of Directors of the Association. The Board of Directors is specifically empowered, on behalf of the Association, to make and collect assessments. Each Lot Owner by acceptance of a deed therefor, is deemed to have covenanted and agreed to pay to the Association a proportionate share of the total amount necessary to cover the estimated costs of the Association in the performance of its duties required or permitted under this Declaration. Such annual assessments shall be payable quarterly, unless otherwise ordered by the Board of Directors. The initial annual regular assessment is set at \$1,980.00 per lot. Special assessments, should such be required by the Board of Directors, shall be levied in the same manner as herein provided for regular assessments and shall be payable in the manner determined by the Board of Directors.

(b) The total amount necessary to cover the costs of the Association for regular assessments shall be estimated annually by the Board of Directors and a budget, therefor, shall be prepared not less than thirty (30) days prior to the date of the annual meeting of the Association, and shall be delivered to each owner. Such budget may include a capital contribution or reserve in accordance with a capital budget separately prepared. A notice to each owner setting forth the amount of assessment due and payable with respect to each lot shall be delivered with a copy of the budget. All assessments shall be payable to the Treasurer of the Association or an authorized designee and, upon request, said Treasurer shall give a receipt for each payment made to him.

(c) Except as otherwise provided in the Declaration, no annual or special assessment shall become effective without the approval of a majority of the membership in the Association.

Section 5. Co-Mingling of Funds: All sums collected by the Association from assessments may be co-mingled in a single fund or divided into more than one fund, as determined by the Board of Directors.

Section 6. Lien for Assessments: The Association shall have a lien against each lot to secure payment of any assessment, charge, fine, penalty or other amount due and owing to the Association with respect to the lot, as provided in the Declaration

Section 7. Effect of Non-Payment of Assessments, Remedies of the Association: If a lot owner shall be in default in the payment of any assessment, charge, fine, penalty or other amount due and owing to the Association, the Association will have the remedies provided to the Association for such non-payment in the Declaration

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ARTICLE VII

Compliance and Default

Section 1. Violations: In the event of a violation, (other than the non-payment of assessments) by the Owner of any Covenant, Restriction, Rule or Bylaw the Association, by direction of its Board of Directors, may after satisfying the procedural requirements set forth in Article X, Section 2, of the Declaration (the "Procedural Requirements"), impose reasonable fines and suspend the right to vote and use the Common Area, as provided in Article X, Section 1, of the Declaration, and in addition thereto or in lieu thereof, treat such violation as an intentional, inexcusable and material breach of the said Covenant, Restriction, Rule or Bylaw, and the association may then, at its option, have the following elections:

- (a) An action at law to recover damages on behalf of the Association or on behalf of the other Lot Owners;
- (b) An action in equity to enforce performance on the part of the Owners; or
- (c) An action in equity for such equitable relief as may be necessary under the circumstances, including injunctive relief.

If, after satisfying the Procedural requirements, an Owner should sign and send a written request to the Board of Directors that the Association, through its Board of Directors, bring such action at law or in equity and if the Board of Directors should fail to bring such action within thirty (30) days from date the request was sent to the Board of Directors, the Owner shall have the right to bring an action in equity or suit at law on account of the violation. Any violations which are deemed by the Board of Directors to be a hazard to public health may be corrected immediately as an emergency matter by the association, and the cost thereof shall be charged to the Owner.

Section 2. Costs and Attorneys' Fees: In any proceeding arising because of an alleged default by an Owner, the prevailing party shall be entitled to recover the costs of the proceedings and such reasonable attorneys' fees as may be determined by the Court.

Section 3. No Waiver of Rights: The failure of the Association or of an Owner to enforce any right, provision, covenant, or condition which may be granted by the plat or by any other valid restrictive covenant shall not constitute a waiver of the right of the Association or Lot Owner to enforce such right, provision, covenant, or condition in the future.

ARTICLE VIII

Amendments to the Bylaws

These Bylaws may be altered, amended, or added to at any duly called meeting of the Lot Owners, provided:

- (a) Notice of the meeting shall contain a statement of the proposed amendment.
- (b) The amendment shall be approved by the affirmative vote of the voting members casting

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1 not less than two-thirds (2/3) of the total votes of the lot owners.

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3 (c) These Covenants and Restrictions shall be in compliance with Florida Statutes governing
4 homeowners associations, as they may be amended/re-written by the Florida Legislature.

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6 ARTICLE IX

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8 Liability Survives Termination of Membership

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10 The termination of membership in the Association shall not relieve or release any such former owner
11 or member from any liability or obligations incurred under or in any way connected to said Lot Owner's
12 ownership and membership or impair any rights or remedies which the Association may have against such
13 former owner arising out of or in any way connected with such ownership and membership and the
14 covenants and obligations incident thereto.

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16 ARTICLE X

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18 Parliamentary Rule

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20 Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when
21 not in conflict with the Articles of Incorporation or these Bylaws.

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23 ARTICLE XI

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25 Rules and Regulations

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27 The Board of Directors may, from time to time adopt or amend previously adopted administrative
28 Rules and Regulations governing the details and use and maintenance of properties within the area
29 described in the Articles of Incorporation to insure compliance with the restrictive covenants and with the
30 Architectural Planning Criteria and any facilities or services made available to the Owners. A copy of the
31 Rules and Regulations adopted from time to time, as herein provided, shall, from time to time, be sent to the
32 members.

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34 ARTICLE XII

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36 Indemnification

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38 The Association shall indemnify every director and every officer, his or her heirs, executors, and
39 administrators, against all loss, costs and expenses reasonably incurred by him in connection with any
40 action, suit or proceeding to which he or she may be made a party by reason of being or having been a

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1 director or officer of the Association, including reasonable attorney's fees to be approved by the
2 Association, except as to matters wherein he or she shall be finally adjudged in such action, suit or
3 proceeding to be liable for or guilty of misfeasance or of malfeasance. The right of indemnification shall be
4 in addition to and not exclusive of any other rights to which such director or officer may be entitled.

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6 ARTICLE XIII

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8 Miscellaneous
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10 (1) If any irreconcilable conflict should arise or exist with respect to the interpretation of
11 these Bylaws, the Articles of Incorporation, or any valid restrictive covenant, the latter shall prevail.

12 (a) Terms not defined herein shall have the meaning given them in the Declaration.

13 (b) These Bylaws shall become effective as soon as the Amended Declaration becomes
14 effective, whereupon these Bylaws shall supersede the former Bylaws for the Association, dated January 6,
15 1984.
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1019075 RECORDED IN THE RECORDS OF JEFFREY A BARTON, CLERK CIRCUIT COURT INDIAN
RIVER CO FL, BK: 2132 PG: 957, 02/09/2007 11:35 AM

Record 1850

This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963
Courthouse Box #79

CERTIFICATE OF AMENDMENT TO THE BYLAWS
OF
THE SHORES PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being the President and Secretary of **THE SHORES PROPERTY OWNERS ASSOCIATION, INC.** a Florida non-profit corporation, hereby certify that at a Members Meeting of the Association duly held on the 31st day of January, 2006, in accordance with the requirements of Florida law, the Declaration of Covenants and Restrictions for **THE SHORES PROPERTY OWNERS ASSOCIATION, INC.** which was recorded in Official Records Book 0678, beginning at Page 0176, of the Public Records of Indian River County, Florida, and the Bylaws of **THE SHORES PROPERTY OWNERS ASSOCIATION, INC.**, the owners of not less than two-thirds (2/3) of the lots in **THE SHORES** voted to amend the Bylaws as follows:

Article IV Section 1 shall be amended to read as follows:

Section 1. Number, Term and Qualifications: The affairs of the Association shall be managed by a Board of Directors composed of five (5) persons. The term of each Director's service shall be two (2) years and shall extend until the next annual meeting of the members or until his successor is duly elected and qualified, or until he is removed in the manner provided for in Section 3 below. In order to stagger the terms of the Board Members, at the first election after this Amendment to the Bylaws is recorded, the three (3) Board Members receiving the highest number of votes shall serve for a term of two (2) years and the two (2) Board Members receiving the next highest number of votes shall serve a term of one (1) year. Ties shall be determined by lot.

(a) The organizational meeting of the newly elected Board of Directors of the Association shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary, provided a quorum shall be present.

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IN WITNESS WHEREOF, the undersigned President and Secretary of THE SHORES
PROPERTY OWNERS ASSOCIATION, INC. have executed this Certificate of Amendment to
the Covenants and Restrictions for THE SHORES PROPERTY OWNERS ASSOCIATION, INC.
this 26 day of Jan, 2007.

THE SHORES PROPERTY OWNERS
ASSOCIATION, INC.

By: *Paula Augustine*
Print Name: PAULA AUGUSTINE
President

(SEAL)

ATTEST:

By: *Anne M. Dunn*
Print Name: ANNE M. DUNN
Secretary

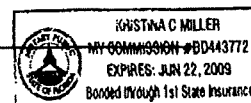
STATE OF FLORIDA)
)ss:
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that before me, a Notary Public, personally appeared
Paula Augustine as President and *Anne Dunn* as Secretary of
THE SHORES PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, to me known
to be the person described in and who executed the foregoing instrument and who has taken an
oath and acknowledged before me that he executed the same for the purposes therein set forth for
and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 26 day of
January, 2007.

Kristina C Miller
Name: Kristina C Miller
Notary Public, State of Florida
(Affix Seal)

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____



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This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
McKinnon & Hamilton, PLLC
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963
Courthouse Box #79

1@ \$10.00	= \$	10.00
1@ \$ 8.50	=	8.50
TOTAL:	\$	18.50

**CERTIFICATE OF AMENDMENTS TO THE
BYLAWS
OF
THE SHORES PROPERTY OWNERS ASSOCIATION, INC.**

THE UNDERSIGNED, being the President and Secretary of **THE SHORES PROPERTY OWNERS ASSOCIATION, INC.**, hereby certify that at a duly called meeting of the Lot Owners of the Association, in accordance with the requirements of Florida law, the Bylaws of **THE SHORES PROPERTY OWNERS ASSOCIATION, INC.** and the Declaration of Covenants, Conditions, Restrictions, Limitations and Agreements for **THE SHORES SUBDIVISION**, as originally recorded in Official Record Book 678, Beginning at Page 176 Public Records of Indian River County, Florida, and as subsequently amended, the owners of not less than two-thirds (2/3) of the lots in **THE SHORES** voted to amend the Bylaws as hereinafter set out.

I. Article II, Section 6. Use of Secret Ballots. All votes for Board members, budgets, special assessments and any other matters where proxies are invited are to be collected and counted by an independent third party, such as the management company retained by the Association. Except for the actual vote counts, the Ballots are not to be shared with anyone. In case of a dispute, the attorney for the Association will be asked to review and advise.

II. Article VI, Section 4, Paragraph (b) The total amount necessary to cover the costs of the Association for regular assessments shall be estimated annually by the Board of Directors and a budget, therefor, shall be prepared and shall be delivered to each owner. Such budget may include a capital contribution or reserve in accordance with a capital budget separately prepared. A notice to each owner setting forth the amount of assessment due and payable with respect to each lot shall be delivered with a copy of the budget. Association members shall vote to either approve or disapprove the annual budget by December 1st of the current fiscal year so that an approved budget will be valid as of January 1st of the following fiscal year. If the proposed budget is not accepted in the current fiscal year then the current budget will remain in effect until a new budget is approved. All assessments shall be payable to the Treasurer of the Association or an authorized designee and, upon request, said Treasurer shall give a receipt for each payment made to him.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment, this 13 day of January, 2016.

THE SHORES PROPERTY OWNERS
ASSOCIATION, INC.

By: [Signature]
President

(CORPORATE SEAL)

ATTEST:

By: Nancy A. Lawrie
Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that, before me, a Notary Public, personally appeared David Morgan and Nancy A. Lawrie, respectively the President and Secretary of The Shores Property Owners Association, Inc., who ☐ have produced as identification or who ☒ are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this ____ day of _____, 2016.

[Signature]
Print Name: Julie Barrett
Notary Public, State of Florida at Large (Affix Seal)

