

This instrument prepared by:
Hill Law Firm, P.A.
614 S. Tamiami Trail
Osprey, FL 34229

**CERTIFICATE OF RECORDATION OF AMENDMENTS TO THE
BY-LAWS OF HIDDEN WATERS
PROPERTY OWNERS ASSOCIATION**

THIS CERTIFICATE OF AMENDMENT is executed this 16th day of NOVEMBER, 2021, by Hidden Waters Property Owners Association, Inc., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Hidden Waters Property Owners Association, Inc., in accordance with the Declaration of Covenants, Conditions and Restrictions for Hidden Waters Subdivision ("Declaration") recorded in Book 3175, Pages 1893, et seq., as amended, of the Public Records of Charlotte County, Florida; and,

WHEREAS, the By-Laws of Hidden Waters Property Owners Association ("By-Laws") were attached as Exhibit D to the Declaration. Any amendment to the By-Laws requires the approval of not less than a majority of the Board of Directors at a duly noticed Board meeting at which a quorum of the Board is attained.

WHEREAS, the amendments to the By-Laws were submitted to the Board of Directors of the Association at the meeting of the Board of Directors held on November 13, 2021, which meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, not less than a majority of the Board of Directors voted to approve the proposed amendments to Article VII and IX of the By-Laws stated below.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration.

New language is indicated by underlined type. Removed language is indicated by ~~stricken through~~ type.

Article VII(a) of the By-Laws is amended in the following manner:

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board of the Directors are carried out; and shall sign all leases, mortgages, deeds and other written instruments and ~~shall~~ may sign all checks and promissory notes.

Article VII(d) of the By-Laws is amended in the following manner:

(d) 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 sign all checks and promissory notes of the Association; keep proper books of account; ~~cause~~ prepare an annual ~~audit~~ financial report of the Association, pursuant to Florida Statutes, Chapter 720, as amended ~~books to be made by a public accountant at the completion of each fiscal year~~; and shall prepare or have prepared an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

Section 1 of Article IX of the By-Laws is amended in the following manner:

The books, records and papers of the Association shall ~~at all times during reasonable business hours~~, be subject to inspection by any Member, pursuant to Florida Statutes, Chapter 720, as amended. 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. If the Association has a copy machine, it must provide Owners with copies requested if fewer than twenty-five (25) pages. The Association may charge up to ~~\$0.25~~ \$.50 per page. If the copies requested exceed twenty-five (25) pages, an outside vendor may be used and actual costs may be charged.

All other Sections remain unchanged.

IN WITNESS WHEREOF, we have affixed our hands this 16th day of NOVEMBER, 2021, in ROCKWELL WEST, Charlotte, Florida.

Nancy Schwechel
Signature

HIDDEN WATERS PROPERTY.
OWNERS ASSOCIATION, INC.

Nancy Schwechel
Printed Name

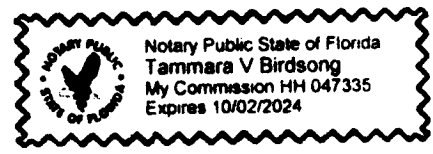
By: Timothy Reynolds
Timothy Reynolds, President

Nancy X Carr
Witness Signature

Henry L. Carr
Printed Name

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 16 day of November 2021, by Timothy Reynolds, as President, of Hidden Waters Property Owners Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Florida Drivers Lic as identification.



Tammara V Birdsong
Notary Public, State of Florida

[Signature]
Signature Witness #1

HIDDEN WATERS PROPERTY.
OWNERS ASSOCIATION, INC.

Nick Colucci
Printed Name

[Signature]
Attest: Jean M. Scavo, Secretary

[Signature]
Witness Signature #2

ELIZABETH MACKENZIE
Printed Name

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 15th day of November 2021, by Jean M. Scavo, as Secretary of Hidden Waters Property Owners Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



ELIZABETH MACKENZIE
Commission # GG 323137
Expires May 1, 2023
Bonded Thru Budget Notary Services

[Signature]
Notary Public, State of Florida