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PREPARED BY AND RETURN TO:  
JOSEPH R. CIANFRONE, P.A.  
1964 Bayshore Boulevard  
Dunedin, Florida 34698

Doc# 2006088190  
Hernando County, Florida  
11/07/2006 9:02AM  
KAREN NICOLAI, Clerk

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**CERTIFICATE OF AMENDMENT  
TO  
BY-LAWS  
OF  
WELLINGTON PATIO HOMEOWNER'S ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that Ryland Communities, Inc., as successor to the Declarant, of the Declaration of Covenants, Conditions and Restrictions for Wellington Patio Homeowners Association, Inc., as originally recorded in O.R. Book 1123, Page 353 et seq. of the Public Records of Hernando County, Florida, pursuant to the authority contained in the Declaration and the Articles of Incorporation of Wellington Patio Homeowners Association, Inc. hereby exercises its authority to amend the By-Laws of Wellington Patio Homeowners Association, Inc., as shown on Exhibit "A".

IN WITNESS WHEREOF, RYLAND COMMUNITIES, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 19th day of October, 2006.

RYLAND COMMUNITIES, INC.

(Corporate Seal)

By:


  
William G. Wright  
Operational Vice President

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 19th day of October, 2006, by William G. Wright, Operational Vice President, of Ryland Communities, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced as identification.



LORI P. KATZMAN  
MY COMMISSION # DD 320479  
EXPIRES: June 22, 2008  
Bonded Thru Budget Notary Services

  
Notary Public

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:

**SCHEDULE OF AMENDMENTS  
TO  
BY-LAWS  
OF  
WELLINGTON PATIO HOMEOWNERS ASSOCIATION, INC.**

**ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS....**

ARTICLE III., MEETING OF MEMBERS, Section 6, Vote Required, of the By-laws, shall be amended to read as follows:

Section 6. Vote Required. At every meeting of the Members, the owner or owners of each lot, either in person or by proxy, shall have the right to cast the number of votes to which he is entitled as set forth in the Declaration. The voting rights of a member shall be automatically suspended any time such member is delinquent in the payment of regular annual assessments or installments thereof, for a period in excess of ninety (90) days. The right to vote shall not be restored until the delinquent assessments are paid, along with all costs and attorney's fees for collection. The vote of the majority of the votes cast by those present in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Declaration, the Articles of Incorporation, or these By-Laws, a different vote is required, in which case such express provisions shall govern and control.

AND

ARTICLE IV., BOARD OF DIRECTORS: SECTION - TERM OF OFFICE, Section 1, Number, and Section 2, Term of Office, of the By-Laws, shall be amended to read as follows:

Section 1. Number. The affairs of this Association shall initially be managed and governed by a Board of Directors composed of not less than three (3) members. Upon the adoption of this amendment and commencing at the meeting where turnover of control of the Board of Directors is given to the Class A members, the Board shall be composed of three (3) members. All Directors shall be parcel owners. ~~The first Board of Directors shall have three (3) members.~~

Section 2. Term of Office. Each member of the Board shall serve for a term of ~~one (1) year until the next annual meeting;~~ two (2) years on a staggered basis, or until such time as his successor is chosen. The eligibility of a member to be elected for more than one (1) term shall not be abridged. In order to implement the staggered terms, the two (2) candidates receiving the highest number of votes at the turnover meeting shall serve until the 2009 annual meeting, and the one (1) candidate receiving the next highest number of votes shall serve until the 2008 annual meeting. Thereafter, all Directors shall be elected to serve two (2) year terms.

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EXHIBIT "A"