

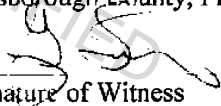
CERTIFICATE OF RECORDING AMENDMENT TO THE BYLAWS OF FAWN RIDGE MAINTENANCE ASSOCIATION, INC.

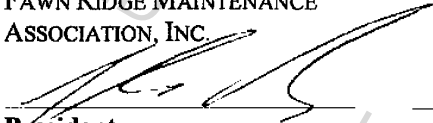
This Certificate of Recording is submitted to the Clerk of Court of Hillsborough County to record the Fawn Ridge Maintenance Association, Inc. Amendment to Article VIII, Section 1 to the Bylaws of the Association. The Fawn Ridge Maintenance, Inc. Revitalized Declaration of Covenants, recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 26567, beginning at Page 3; Instrument Number 2019172071. The undersigned further certify that the amendment to the Bylaws was proposed and approved in accordance applicable Florida Law.

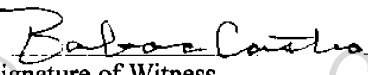
- Attached hereto as Exhibit A is the Amendment to Article VIII, Section 1 of the Bylaws of the Fawn Ridge Maintenance Association, Inc. that was approved by the members during a meeting of the members on February 10, 2022.

(Additions indicated by underlining, deletions by ~~strike through~~, omitted, unaffected language by ellipses . . .)

IN WITNESS WHEREOF, the Fawn Ridge Maintenance Association, Inc. has caused this certificate to be executed in its name on this 9 day of March, 2022 in Hillsborough County, Florida.


Signature of Witness
Grey Smith
Printed Name of Witness

FAWN RIDGE MAINTENANCE ASSOCIATION, INC.

President


Signature of Witness
Barbara Castro
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9 day of March, 2022, by Chris Renshaw (name of person making statement).

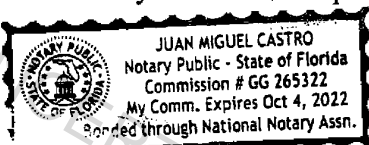
Personally Known OR Produced Identification

Online Notary: (Check Box if acknowledgment done by Online Notarization)

Type of Identification Produced: Driver License

My Commission Expires: 10/04/22


Notary



Denise Acuedo
Secretary

[Signature]
Signature of Witness

Greg Smith
Printed Name of Witness

Barbara Castro
Signature of Witness

Barbara Castro
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9 day of March, 2022, by Denise Acuedo (name of person making statement).

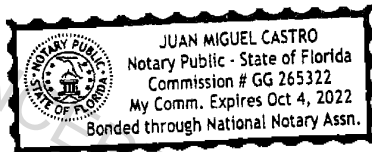
Personally Known OR Produced Identification

Online Notary: (Check Box if acknowledgment done by Online Notarization)

Type of Identification Produced: _____

My Commission Expires: 10/04/22

[Signature]
Notary Public



**PROPOSED AMENDMENT TO ARTICLE VIII, SECTION 1 TO THE BYLAWS OF FAWN RIDGE
MAINTENANCE ASSOCIATION, INC.**

1. Article VIII, POWERS AND DUTIES OF THE BOARD OF DIRECTORS, Section 1. Powers, of the Bylaws is amended, by adding an entirely new paragraph (f) which reads as follows:

(f) ~~To enforce by legal means the provisions of the Governing Documents of the Association Documents as well as the rules, regulations, and guidelines of the Association, including levying fines. The Association may levy reasonable fines against the unit owner for failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the Declaration, the By-Laws or reasonable rules, regulations and guidelines of the Association, including, but not limited to, late maintenance fee payments and/or late assessments. At the direction of the Board, a fine may become a lien against a unit. No fine may exceed \$50.00, nor may any fine be levied \$100.00 per violation. A fine may be levied by the Board for each day of a continuing violation with a single notice and opportunity for hearing, except that the fine may not exceed \$1 000.00 in the aggregate per violation after giving reasonable notice of at least 14 days and opportunity for a hearing to the unit owner, and if applicable, its licensee or invitee. The hearing must be held before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. This Article VIII Section 1 and the written procedures included herein shall be consistent with and comply with Florida Statute §720.305 as same may be amended from time to time.~~ The following written procedure shall govern the implementation of a fine:

(1) Notice and Hearing. The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include:

- a. A statement of the date, time and place of the hearing;
- b. A statement of the provisions of the Declaration, Association Bylaws, or Association Rules which have allegedly been violated; and
- c. A short and plain statement of the matters asserts by the Association.

(2) The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association.

3) ~~If the proposed fine or suspension levied by the board is approved by the committee, payment of the fine is due five (5) days after notice of the approved fine is provided to the parcel Owner, and if applicable to any occupant, licensee, or invitee of the parcel owner.~~

All fines imposed by the Association are assessments when approved by the committee and imposed by written notice to the Owner or the Owner's tenant, occupant, licensee or invitee of the Lot Owner.

4) All amounts expended by the Association in collecting an unpaid fine shall become an assessment, including all attorneys' fees and court costs expended by the Association. All amounts shall also be an assessment against the Owner's Lot, regardless



of whether legal action is initiated to collect the unpaid fine. Attorneys' fees include, but are not limited to, all attorneys' fees, paralegal fees, appellate fees, as well as any result legal expenses incurred or expended by the Association.

(Additions indicated by underlining, deletions by strikethrough, omitted, unaffected language by ellipses ...)