

**Bylaws**  
**Pinewood Village**

OF

PINEWOOD VILLAGE CONDOMINIUM  
ASSOCIATION, INC.

a corporation not for profit  
under the laws of the State of Florida

ARTICLE I

Identity

Section 1. These are the By-Laws of PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., called "Association" in these By-Laws, a corporation not for profit under the laws of the State of Florida, the original Articles of Incorporation of which were filed in the office of the Secretary of State.

The Association has been organized for the purpose of administering a condominium pursuant to Chapter 718 Florida Statutes, called the Condominium Act in these By-Laws, which condominium is identified by the name PINEWOOD VILLAGE CONDOMINIUM.

Section 2. The mailing address of the Association shall be Attention: Southwest Management, Inc., 1437 South Belcher Road, Suite 301, Clearwater, Florida, 33618.

Section 3. The Association shall operate upon the calendar year beginning the 1st day of January and ending on the 31st day of December of each year. The Board of Directors is expressly authorized to change from a calendar year basis to that of a fiscal year whenever deemed expedient and for the best interests of the Association.

Section 4. The seal of the Association shall bear the name of the Association, the word "Florida", and the words "Corporation not for profit" and the year of incorporation, an impression of which is as follows:



ARTICLE II

Definitions

Section 1. All words, phrases, names and/or terms used in these By-Laws, the Declaration of Condominium, the Articles of Incorporation of the Condominium Association and Exhibits A, D, E and F attached to said Declaration shall have the same meaning and be used and defined the same as they are in the Condominium Act unless the context of said instruments otherwise requires.

ARTICLE III

The Association

Section 1. Members. The owners of the condominium parcels shall be the members of this Association.

(a) Any legal entity capable of ownership of real property under the laws of Florida shall be eligible for membership.

(b) Any legal entity, upon acquiring title to a condominium parcel, shall ipso facto become a member of the Association; and upon the conveyance or transfer of said ownership, said owner's membership in the Association shall ipso facto cease.

Section 2. Place of Meeting. Meetings of the membership shall be held at the principal office or place of business of the Association, or at such other suitable place convenient to the membership as may be designated by the Board of Directors.

Section 3. Annual Meetings. The first annual meeting of the Association shall not be held until the control of the corporation shall have been transferred from Developer to the unit owners as provided in Section 24 hereof, or until Developer has elected to terminate its control of the condominium, whichever shall first occur. Thereafter, the annual meetings of the Association shall be held on the third Tuesday of November

of each succeeding year. At the annual meeting the members may transact such business of the Association as may properly come before them. The time of all meetings shall be set by the Directors, and the Directors by majority vote may change the date of the annual meeting.

Section 4. Special Meetings. Special meetings of the members may be called by the President and shall be called by the President or Secretary at the request in writing of the Board of Directors or at the request in writing of ten (10%) per cent of the members, such requests shall state the purpose or purposes of the proposed meeting.

Section 5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member of record, at his address as it appears in the membership book of the Association, or if no such address appears, at his last known place of address, at least fourteen (14) but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this Section shall be considered notice served.

Section 6. Majority of Owners As used in these By-Laws, the term "majority of owners" shall mean owners having the right to vote 50% plus 1 of the authorized votes at the time of taking any vote.

Section 7. Quorum Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of owners", as defined in Section 6 of this Article, shall constitute a quorum.

Section 8. Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person, or by proxy, may adjourn the meeting to a time no later than ten (10) days from the time the original meeting was called and hold the meeting adjourned, without additional notice, provided that a quorum can be obtained for such meeting.

Section 9. Voting. At every meeting of the members, the owner or owners of each unit, either in person or by proxy, shall have the right to cast one vote, as set forth in the Declaration. The vote of the majority of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provisions of statute, or of the Declaration of Condominium, or of the Articles of Incorporation, or of these By-Laws, a different vote is required, in which case such express provision shall govern and control.

Section 10. Proxies. A member may appoint any other member as a proxy. All proxies must be filed with the Secretary at any meeting or meetings for which the proxy was given before the proxy may vote.

Section 11. Order of Business. The order of business at all annual or special meetings of the members shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meeting or waiver of notice,
- (c) Reading of the minutes of preceding meeting.
- (d) Reports of officers.
- (e) Reports of committees.
- (f) Election of officers (if election to be held.)
- (g) Unfinished business.
- (h) New business.

#### ARTICLE IV.

##### Administration

Section 1. Number and Qualification. The number of directors that shall constitute the Board shall be not less than three (3) until such time as Developer's control of the condominium is terminated as provided herein. Thereafter, and at the first meeting of the members, the members shall elect seven directors. At least one (1) director shall be elected from each phase. The initial directors shall be members of the Association.



Section 2. Directors - Election. Directors shall be elected by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast at the annual meeting of the Association. Each member shall be entitled to vote for as many nominees as there are vacancies to be filled.

Section 3. Removal of Directors. Any director may be removed by concurrence of two-thirds of the members of the Association at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

Section 4. Filling of Vacancies. Except as to vacancies provided by removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.

Section 5. Term of Directors. The term of each Director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

Section 6. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by the Declaration, the Articles of Incorporation of the Condominium Association, the Condominium Act, or these By-Laws directed to be exercised and done by the members or officers. The powers of the Board shall include, but not be limited to, the following:

(a) All powers and duties of the Condominium as set forth in the Condominium Act and in the Articles of Incorporation of the Association, except as limited as provided above.

(b) To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be shared in common by the respective owners of units, and including a reasonable reserve for repairs, upkeep and replacement of the common elements and for contingencies.

(c) To prepare a detailed report of the acts, accounts and statements of income and expenses for the previous year, and present same at the annual meeting of members.

(d) To determine who will act as legal counsel for the Association whenever necessary.

(e) To determine the depository for the funds of the Association.

(f) To acquire the necessary personnel needed for the maintenance, care and upkeep of the common elements, and set the salaries of said personnel.

(g) Assess and collect all assessments pursuant to the Condominium Act.

**Section 7. Management Agent.** The Board of Directors may employ for the association a management agent at a compensation established by the Board of Directors to perform such duties, services and powers as the Board of Directors shall authorize, including, but not limited to, the duties, services and powers listed in Section 6 of this Article.

**Section 8. Compensation.** No compensation shall be paid to Directors for their services as Directors. No remuneration shall be paid a Director for services performed by him for the Association in any other capacity, unless a resolution authorizing such remuneration shall have been unanimously adopted by the Board of Directors before the services are undertaken.

**Section 9. Organization Meeting.** The first meeting of the Board of Directors shall be held within ten (10) days after the annual members' meeting, at such place as shall be fixed by the Board and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing all of the Board of Directors shall be present in person or by proxy.

**Section 10. Regular Meeting.** Regular meetings of the Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least two such meetings shall be held during each calendar year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

Section 11. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided), and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary, in like manner and on like notice, on the written request of at least two Directors.

Section 12. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 13. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 14. Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

Section 15. Designation of Officers. The principal officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board of Directors.



The Board of Directors may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary.

Section 16. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board, and shall hold office at the pleasure of the Board.

Section 17. Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 18. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of President of an Association.

Section 19. Vice President. The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 20. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors, and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct and he shall, in general, perform all the duties incident to the office of Secretary.

Section 21. Treasurer. The Treasurer shall have responsibility for Association funds and securities, and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging

to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors.

**Section 22. Voting by Written Instrument.** The Directors may poll the unit owners in writing on any matters on which the unit owners are, or would be authorized to vote on at the annual meeting or special meeting called for such purpose and the written vote of the members shall determine any such matter based upon the same number of votes as would be required for the passage or defeat of such matter as is provided in the Declaration of Condominium or these By-Laws, or in the absence of a specific provision, the Condominium Act.

**Section 23. Amendment to By-Laws.** These By-Laws may be amended by a vote of 75% of the unit owners present and voting at any regular or special meeting duly called and noticed in accordance with the provisions of Section 5 hereof. The notice shall contain the proposed amendment or amendments which shall be in compliance with Section 718.112 (2)(1).

**Section 24. Transfer of Control.** Upon fifteen (15%) per cent of the units in the condominium that will be operated ultimately by the Association having been transferred to unit owners, said unit owners shall be entitled to elect one (1) director and simultaneously with the director having been elected, one of the three initial directors shall resign.

Unit owners shall be entitled to elect not less than a majority of the members of the Board of Directors of the Association three years after transfers by Developer have been effected as to fifty (50%) per cent of the units that will be operated ultimately by the Association, or three months after transfers have been effected by Developer as to ninety (90%) per cent of the units that will be operated ultimately by the Association, or when all of the units that will be operated, ultimately by the Association, have been completed and some of them have been transferred and none of the others are being offered for sale by the Developer in the ordinary course

of business, whichever shall first occur. The Developer shall be entitled to elect not less than one member of the Board of Directors of an Association as long as the Developer holds for sale in the ordinary course of business any units in the Condominium.

Notwithstanding the foregoing, Developer may at its election, relinquish control prior to the time above provided for

The foregoing was adopted as the By-Laws of PINWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on the 17th day of January, A. D. 1978.

PINWOOD VILLAGE CONDOMINIUM  
ASSOCIATION, INC.

By Charles M. [Signature]  
Secretary



83031825

FD-5477 IM-1818

AMENDMENT TO THE  
BY-LAWS OF THE CONDOMINIUM KNOWN AS  
PINWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.  
A Condominium in Pinellas County, Florida

25.00  
25.00

FEB 21 12 29 PM '83  
CLEAN CIRCUIT COURT  
TAMPA, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the By-laws of  
Pinewood Village Condominium Association, Inc., recorded  
in Official Records Book 4648, page 330, et. seq., inclu-  
sive, of the Public Records of Pinellas County, Florida,  
be, and hereby are amended as follows:

ARTICLE IV - ADMINISTRATION, Section 23, shall read as follows:

AMENDMENTS TO RULES, REGULATIONS AND BY-LAWS

These By-laws, rules and regulations may be amended by  
a vote of 75% of the unit owners present and voting at any  
regular or special meeting duly called and noticed in accor-  
dance with the provisions of Article III, Section 5, hereof.

The notice shall contain the proposed amendment or amendments  
which shall be in compliance with §718.112(2)(1).

All changes to the existing rules, regulations and By-  
laws and all new rules, regulations and By-laws shall be in  
the form of resolutions and when approved shall be recorded  
in the resolution book,

Each proposed resolution shall be read or distributed  
at two (2) consecutive town hall meetings and fully discussed.  
Final reading and ballot shall be on the agenda at the next  
scheduled special, regular, annual or budget meeting.

ARTICLE IV - ADMINISTRATION, Section 25, shall read  
as follows:

ESCROW ACCOUNT MONEY

The Escrow Account shall be a separate savings account  
in the name of Pinewood Village Condominium Association,  
Inc., and the funds shall not be released except by a ballot  
vote of 51% of the unit owners present and voting at any regu-  
lar, special, annual or budget meeting duly called and noticed  
in accordance with Article III, Section 5 hereof.

The Reserves Deferred Maintenance monies shall be paid  
into the Escrow Account on a monthly basis from the mainte-  
nance payments made by the Association members.

CONDOMINIUM FLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAN BOOK 27, PAGES 5 thru 8.

RETURN TO: Mark R. Lewis  
6528 Central Ave.  
St Pet 33707

The Escrow Account may be supplemented from any year-end surplus from the maintenance expenses or any other fund when so directed by ballot vote of the 51% of the Association members, as discussed in paragraph 1 of this section.

ARTICLE IV - ADMINISTRATION, Section 1, Number and Qualification, shall be amended to add two new paragraphs at the end of the section:

The members to be elected to the Board shall be rotated on a three (3) year basis. A Board member can only be elected to serve a maximum of three (3) years in continuous succession. After three (3) years of continuous service on the Board, a Board member must temporarily retire. A retiring Board member shall remain inactive for a period of approximately one (1) year before being eligible for re-election.

To insure a rotation of the Board members, initially the members shall be elected as follows: (All future elections shall be governed by Section 2 and 5 of this Article.)

- a. The two (2) nominees receiving the greater number of votes shall be elected for a three (3) year term.
- b. The two nominees receiving the third and fourth place in the number of votes shall be elected for a two (2) year term.
- c. The three nominees receiving the fifth, sixth and seventh place in the number of votes shall be elected for a one (1) year term.

IN WITNESS WHEREOF, the undersigned officers certify that the foregoing amendments to the By-laws of the Pinewood Village Condominium Association, Inc., a corporation not-for-profit, was adopted by at least a 75% vote of the unit owners present and voting, in person or by proxy, of the corporation at a specially called meeting upon duly provided notice.

WITNESSES:

PINEWOOD VILLAGE  
ASSOCIATION, INC.

*Lynna Bay*  
*James Johnson*  
PRESIDENT



Patricia O. Leck

February 18, 1983  
Dated

Linda Berg

Flora Bergstrom  
SECRETARY

Patricia O. Leck

February 18, 1983  
Dated

(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally  
appeared John Johnson and Flora Bergstrom  
President and Secretary, respectively, of Pinewood Village  
Condominium Association, Inc., who after being duly sworn,  
depose and state that the foregoing is true and correct to  
the best of their knowledge.

Witness my hand and seal this 18 day of February 1983.

Patricia O. Leck  
NOTARY PUBLIC

My Commission Expires

Notary Public State of Florida at Large  
My Commission Expires OCT 22, 1984



CERTIFICATE OF AMENDMENT TO THE  
BY-LAWS OF THE CONDOMINIUM KNOWN AS  
PINWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.  
A Condominium in Pinellas County, Florida

KNOW ALL MEN BY THESE PRESENTS, the undersigned officers  
of the Association, Pinewood Village Condominium Association,  
Inc., do hereby certify that:

I. The By-laws of the Condominium are amended by  
several amendments to the By-laws of Pinewood Village Con-  
dominium Association, Inc., a condominium of Pinellas County,  
Florida, in accordance with the following:

SEE EXHIBIT "A"

II. The Declaration of Condominium of the above-named  
condominium was recorded in Official Record Book 4648, page  
294, et seq. of the Public Records of Pinellas County, Florida.

III. The foregoing amendments to the By-laws of the  
Condominium were duly approved by the Board of Directors and  
by at least 75% of all unit owners voting, in person or by  
proxy, of the corporation at a duly called meeting upon duly  
provided notice.

IV. The By-laws of the Condominium known as Pinewood  
Village Condominium Association, Inc., are recorded in O.R.  
Book 4648, page 330, et seq. of the Public Records of Pinellas  
County, Florida and have been amended in accordance with  
Article IV, Section 23, of the By-laws.

IN WITNESS WHEREOF, the Condominium Association has  
caused its President and Secretary to affix their signatures  
as of the dates specified below in Clearwater, Florida.

WITNESSES:

*Lynnda Bany*

*Patricia A. Peck*

*Lynnda Bany*

*Patricia A. Peck*

PINWOOD VILLAGE  
CONDOMINIUM ASSOCIATION, INC.

*James Johnson*  
PRESIDENT

*February 18, 1982*  
DATED

*Florence Bayatians*  
SECRETARY

*February 18, 1982*  
DATED



STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally  
appeared James Johnson and Sharon Ferguson  
President and Secretary, respectively, of Pinewood Village  
Condominium Association, Inc., who after being duly sworn,  
depose and state that the foregoing is true and correct to  
the best of their knowledge.

Witness my hand and seal this 18 day of February, 1983.

Patricia O. Hall  
NOTARY PUBLIC  
My Commission Expires  
My Commission Expires OCT 23, 1984



THIS INSTRUMENT PREPARED BY,  
PLEASE RETURN TO:

MARK R. LEWIS, P.A.  
6528 Central Avenue  
St. Petersburg, FL 33707

I HEREBY CERTIFY that the foregoing is a true and certified copy of the Amendment to the By-Laws of the Condominium known as Pinewood Village Condominium Association, Inc., a condominium in Pinellas County, Florida.

PINWOOD VILLAGE  
CONDOMINIUM ASSOCIATION, INC.

*Florence Bergstrom*  
SECRETARY

(CORPORATE SEAL)



SCHEDULE OF AMENDMENTS TO THE BYLAWS FOR  
PINEWOOD VILLAGE CONDOMINIUM

Amendment 1: ARTICLE III, The Association, is amended in part as follows:

Section 3. Annual Meetings. ~~The first annual meeting of the Association shall not be held until the control of the corporation shall have been transferred from Developer to the unit owners as provided in Section 24 hereof, or until Developer has elected to terminate its control of the condominium, whichever shall first occur. Thereafter, the annual meetings of the Association shall be held on the third Tuesday of November. The annual meeting of the Association shall be held during the fourth (4th) quarter of the calendar year.~~

Section 5. Notice of Meetings. It shall be the duty of the Secretary or Management Agent to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member of record, at his address as it appears in the membership book of the Association, or if no such address appears, at his last known place of address, at least fourteen (14) but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this Section shall be considered notice served.

Amendment 2: ARTICLE IV. Administration, is amended in part as follows:

Section 1. Number and Qualification. The number of directors that shall constitute the Board shall be not less than three (3) until such time as Developer's control of the condominium is terminated as provided herein. Thereafter, and at the first meeting of the members, the members shall elect seven directors. ~~At least one (1) director shall be elected from each phase.~~ The initial directors shall be members of the Association.

Section 6. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by the Declaration, the Articles of Incorporation of the Condominium Association, the Condominium Act, or these Bylaws directed to be exercised and done by the members or officers. The powers of the Board shall include, but not be limited to, the following:

(a) All powers and duties of the Condominium as set forth in the Condominium Act and in the Articles of Incorporation of the Association, except as limited as provided above,

(b) To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be shared in common by the respective owners of units, and including a reasonable reserve for repairs, upkeep and replacement of the common elements and for contingencies.

(c) Pursuant to §617.10(3) and §718.303(3), Florida Statutes, and Rule 7D-23.005 of the Rules of the Department of Business Regulation, Division of Florida Land Sales and Condominiums, the Board of Directors may impose fines on unit owners in such reasonable sums as they deem appropriate, not to exceed the amount provided by law for violations of the Act, the Declaration, the Articles, these Bylaws and lawfully adopted rules and regulations, by owners or their guests or tenants.



Section 14. Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association. Except as otherwise may be required by law, no bonding of Directors is necessary if a bonded management agent controls all funds.

The portions of this Amendment which are stricken through with hyphans, i.e., hyphens, are to be deleted. The portions of this Amendment which are underlined constitute new words to be inserted into the paragraph.

Exhibit B

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

KEN BURKE, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INST# 2009211440 08/11/2009 at 11:37 AM  
OFF REC BK: 16667 PG: 2156-2159  
DocType:CTF RECORDING: \$35.50

**CERTIFICATE OF AMENDMENT  
TO  
BY-LAWS  
OF  
PINWOOD VILLAGE CONDOMINIUM  
ASSOCIATION, INC.**

**NOTICE IS HEREBY GIVEN** that at a duly called special meeting of the members on July 21, 2009, by a vote of 75% of the unit owners present and voting, the By-Laws of Pinewood Village Condominium Association, Inc., as originally recorded in O.R. Book 4648, Page 330 et seq., in the Public Records of Pinellas County, Florida, be, and the same are hereby amended as follows:


The By-Laws of Pinewood Village Condominium Association, Inc. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the By-Laws of Pinewood Village Condominium Association, Inc."

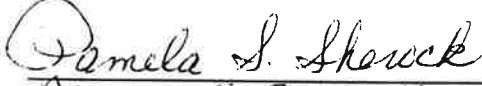
**IN WITNESS WHEREOF**, PINWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 6<sup>th</sup> day of August, 2009.

PINEWOOD VILLAGE CONDOMINIUM  
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

  
Raymond J. DeLeon, Secretary  
Printed Name

By:   
PAMELA S. SHECOCK, President  
Printed Name

**CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN  
CONDOMINIUM PLAT BOOK 27, PAGES 5, 6, 7 & 8.**

**SCHEDULE OF AMENDMENTS  
TO  
BY-LAWS  
OF  
PINWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.**

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

1. ARTICLE IV, Administration, Section 1, Number and Qualification, is amended to read as follows:

Section 1. Number and Qualification. The number of directors that shall constitute the Board shall range from three (3) to seven (7) members. ~~be not less than three (3) until such time as Developer's control of the condominium is terminated as provided herein. Thereafter, and at the first meeting of the members, the members shall elect seven directors. The initial directors shall be members of the Association. At least one (1) director shall be elected from each phase. Co-owners of a unit may not serve as members of the Board at the same time. The Board of directors may determine the number of Board positions for each year no less than sixty (60) days prior to the annual meeting. However, in the event fewer members than the number as set by the Board indicate an intent to be a candidate, the Board may then lower the number of director positions to a number which would allow all who have indicated an intent to be a candidate to be Board members. In the event such number is an even number, the Board shall consist of one additional seat to create a Board with an odd number of positions. The Board shall appoint an additional person to serve when a willing party is located.~~

~~The members to be elected to the Board shall be rotated on a three (3) year basis. A Board member can only be elected to serve a maximum of three (3) years in continuous succession. After three (3) years of continuous service on the Board, a Board member must temporarily retire. A retiring Board member shall remain inactive for a period of approximately one (1) year before being eligible for re-election.~~

~~To insure a rotation of the Board members, initially the members shall be elected as follows: (All future elections shall be governed by Section 2 and 5 of this Article.)~~

- a. ~~The two (2) nominees receiving the greater number of votes shall be elected for a three (3) year term.~~
- b. ~~The two nominees receiving the third and fourth place in the number of votes shall be elected for a two (2) year term.~~

e. ~~The three nominees receiving the fifth, sixth and seventh place in the number of votes shall be elected for a one (1) year term.~~

2. ARTICLE IV, Administration, Section 5, Term of Directors, is deleted in its entirety and shall replaced by the following new Section 5:

Section 5. Term of Directors. Directors shall be elected at the annual meeting and shall serve for a period of two (2) years (after initial one year terms for a minority of the Board to implement a staggered term system) and until their successors have been duly elected and qualified.