

Prepared by:
Pine Ridge Property Owners Association, Inc.
Return to:
James R. De Furio, P.A.
PO Box 172717
Tampa, FL 33672-0717

Official Records Citrus County FL
Angela Vick, Clerk of the Circuit Court & Comptroller
#2020061243 BK: 3107 PG: 1478
11/10/2020 10:16 AM 1 Receipt: 2020052982
RECORDING \$69.50

**CERTIFICATE OF AMENDMENT
TO THE
BYLAWS OF
PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the amendments attached as Exhibit "A" & "B" to this Certificate was duly adopted as amendments to the Bylaws of Pine Ridge Property Owners Association, Inc. The Pine Ridge Amendment, Unification, and Complete Restatement of Declarations and Restrictions, is recorded in Official Records Book 1986, at Page 431, of the Public Records of Citrus County, Florida.

DATED this 6 day of November, 2020.

WITNESSES:

PINE RIDGE PROPERTY OWNERS
ASSOCIATION, INC.

Joyce Thomas
Signature

By: Michael Perry
Michael Perry, President

JOYCE THOMAS
Print Name

Gail A. Denny
Signature
Gail A. Denny
Print Name

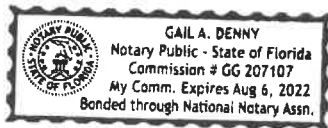
By: Wayne A. Tuch
Wayne Tuch, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of November, 2020, by Michael Perry, as President, and Wayne Tuch, as Secretary, of Pine Ridge Property Owners Association, Inc., a Florida Corporation, not-for-profit, on behalf of the corporation, who are personally known to me or have produced _____ as identification.

[Notary Seal]

Gail A. Denny
Notary Public



Gail A. Denny
Name typed, printed or stamped
My Commission Expires: _____

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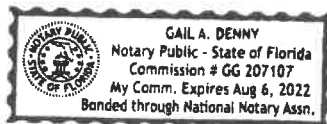
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[Notary Seal]

Gail A. Denny
Notary Public



Gail A. Denny
Name typed, printed or stamped
My Commission Expires: _____

Exhibit A adopted 1.29.2020

DIRECTORS

Section 1. NUMBER AND TERM

The Corporation shall be governed by a board of directors consisting of five (5) persons. All directors must meet the requirements of Article I, Section 6 herein. The term of office shall be two (2) years and directors may serve two (2) successive terms.

After serving two successive terms, a member may not be re-elected until a period of one year passes from the end of the term served. The sole exception shall be that if a vacancy is filled by appointment and the appointee serves at less than six regular board meetings then that person shall be eligible for two successive terms. [The determination to increase the membership of the Board shall be by referendum of the membership and shall be completed by October of the year in which such change is to be made.]

Section 2. VACANCY AND REPLACEMENT

~~If the office of any Director becomes vacant for any reason, the next highest vote getter in the last election will automatically be awarded the Director's seat. The Election Chairperson will notify the candidate within two (2) business days. If the next eligible candidate refuses the position, then the next highest vote getter will be awarded the seat and notified. This will repeat until the vacant seat is filled. If the seat cannot be filled from the last election candidates, then the previous Election results will be used and so on until the seat is filled.~~

~~If the vacancy cannot be filled in the above manner, the board must fill the vacancy within five (5) business days.~~

If the office of any Director becomes vacant for any reason including a seat or seats not filled during an election, the first runner-up in the last election will be offered one of the Director's seat or seats, if that candidate is still qualified to hold a seat on the Board. The Election Chairperson will notify the candidate within 2 business days. If the first runner-up accepts, the new Director will be seated at the next scheduled meeting.

If the first runner-up declines the position or more than one seat becomes vacant, then The Election chair will ask for volunteers to fill the vacancy or vacancies. Within 30 calendar days of their knowledge of the vacancy or vacancies the Board will select, by simple majority vote, an individual or individuals as necessary from the list of volunteers.

If the vacancy or vacancies cannot be filled by a Board selection, the Election Chair will conduct an election for the vacancy(s) within 90 days of the Board's failure to select a Director(s). The newly elected Director or Directors will be seated at a special meeting held within 3 business days of the election results being determined. If the above process does not result in the filling of the Director vacancy or vacancies the Board will again have the opportunity to fill the position or positions, from any volunteer(s), by a simple majority vote within 5 days of the election results. Should the Board fail to fill the vacancy or vacancies the process in this paragraph will repeat and continue until the vacancy or vacancies no longer exist.

Section 3. REMOVAL

Directors may be removed from office with or without cause by the vote or agreement in writing by a

Exhibit B adopted 10.28.2020

AMENDMENT TO THE BYLAWS

OF

PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.

Amendment to Articles V, VI, and VII of the Bylaws of Pine Ridge Property Owners Association, Inc., a Florida not-for-profit corporation, formerly known as Pine Ridge Service Corporation, which Bylaws were originally recorded as an exhibit to the Pine Ridge Subdivision Declaration of Restrictions, originally recorded at Official Records Book 301, Page 589, et seq. of the Public Records of Citrus County, Florida, and as amended from time to time thereafter, including that certain The Pine Ridge Amendment, Unification and Complete Restatement of Declarations of Restrictions recorded at Official Records Book 1986, Page 431, et. seq., of the Public Records of Citrus County, Florida, as that has also been amended from time to time thereafter.

Additions indicated by underlining
Deletions indicated by ~~striking through~~
Unaffected text by ...

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ARTICLE V

MEMBERSHIP

Section 1. VOTING

...

C. The Association may authorize online voting in accordance with the requirements of Section 720.317 of the Florida Statutes, as it may be amended from time to time
The Association's online voting procedures will include notice to the Members of the opportunity to vote electronically, reasonable procedures and deadlines for Members to consent to electronic voting, and reasonable procedures and deadlines for Members to opt out of electronic voting. A Member's consent to online voting remains valid until the Member opts out, and the Member will not receive mailed/paper ballots or proxies unless and until the Member opts out. Once the Association has authorized and adopted an online voting system, the Association may, but is not obligated, to offer electronic voting for any matter which requires a vote of the Members.

D. For election of the Board of Directors, Members may not vote by general proxy, but shall vote in person at a meeting of the Members by a ballot that the Member personally casts, by limited proxy completed and submitted by the Member, or by electronically voting through an Internet-based online voting system adopted by the Association in accordance with Section 720.317 of the Florida Statutes, as it may be amended from time to time.

E. For votes on amendments to the Declaration, Articles, or Bylaws, Members shall vote in person at a meeting of the Members by a ballot that the Member personally casts, by limited proxy completed and submitted by the Member, or by electronically voting through an Internet-based online voting system adopted by the Association in accordance with Section 720.317 of the Florida Statutes, as it may be amended from time to time. A general proxy may be used to establish quorum and for other matters which properly come before the meeting and for which the law permits use of a general proxy.

F. A Member voting electronically shall be counted as being in attendance at the meeting for purposes of determining a quorum.

...

ARTICLE VI MEETINGS

...

Section 2. ANNUAL MEETING

Regular annual meetings shall be held at 10:00 AM on the second Tuesday of April of each year, if not a legal holiday, or non-business day, and if a legal holiday or non-business day, then on the next business day following annually at such time and place as shall be determined by the Board of Directors.

ARTICLE VII NOTICES

The purpose of the notice is to inform the Voting Membership and the Board of Directors, give adequate time for preparation, and to detail an agenda.

Section 1. NOTICE TO MEMBERS OF THE ANNUAL MEETING

All notices to be given to the Members shall be given in the following manner:

A. Procedure: Delivered by first class mail to the last known address of the Voting Member and by posting at the Community Center Bulletin Board. To the extent permitted by law, notice may be delivered electronically to Members who have consented in writing to receipt of notices electronically, in accordance with such rules and procedures as the Board of Directors may adopt from time to time. A Member who has consented to receiving notices electronically will not receive mailed/paper notices unless and until the Members rescinds consent to receiving electronic notices.

...

Exhibit B Adopted on 10/28/2020

BYLAWS AMENDMENT

Amendment to the Pine Ridge Property Association bylaws pertaining to ITEM C Tennis Committee.

Current:

C Tennis Committee

~~The President shall appoint and may relieve with or without cause the chairperson, subject to majority approval of the Board. The chairperson will then appoint the secretary.~~

~~Reference Tennis Committee Operations Policy amended and adopted by the Board of Directors from time to time.~~

Proposed:

C Tennis and Pickleball Committee

The President shall appoint and may relieve with or without cause the chairperson and co-chairperson, subject to majority approval of the Board. The chair will then appoint the secretary. The chairs shall be chosen to represent each sport, one Tennis and one Pickleball and together with the Secretary, manage shared community resources as a leadership team as detailed in the Community Complex Use Rules.

Reference Tennis Committee Operations Policy amended and adopted by the Board of Directors from time to time.