

PREPARED BY AND RETURN TO:
Joseph R. Cianfrone, Esquire
Joseph R. Cianfrone, P.A.
1964 Bayside Blvd., Suite A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO
BY-LAWS
FOR
WOODLAKE ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called and duly noticed meeting of the members on January 23, 2014 which was lawfully adjourned and reconvened on February 20, 2014, by an affirmative vote of not less than 75% of the entire membership of the Association, the By-Laws of Woodlake Association, Inc., as originally recorded as Exhibit "B-1" to the Declaration of Condominium Ownership of Woodlake I - A Condominium originally recorded in O.R. Book 4204, Page 1119, et seq. of the public records of Pinellas County, Florida, were and the same are hereby amended as follows:

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

IN WITNESS WHEREOF, WOODLAKE ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 10th day of MARCH, 2014.

WOODLAKE ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

By:

Matthew O. Baker
MATTHEW O. BAKER, President

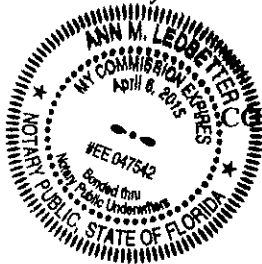
Sandy Schadt
SANDY SCHAT, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 10th day of March, 2014, personally appeared before me Matthew O. Baker, as President, and Sandy Schadt as Secretary, of Woodlake Association, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

My Commission Expires: 4/8/15

Ann M. Ledbetter
NOTARY PUBLIC



CONDOMINIUM PLATS PERTAINING HERETO ARE RECORDED IN
CONDOMINIUM PLAT BOOK 19, PAGES 38 THROUGH 53

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SCHEDULE OF AMENDMENTS
TO
BY-LAWS
FOR
WOODLAKE ASSOCIATION, INC.
(Exhibit B-1 to the Declaration of Condominium)

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY STRIKE THROUGH
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1. Section 2, Directors, Subsection 2.1, Number and Term, of the By-Laws shall be amended to read as follows:

2.1 Number and Term. The number of Directors which shall constitute the whole board shall be ~~not less than three nor more than five.~~ Until succeeded by Directors ~~elect~~ elected at the first annual meeting of the Owners, Directors need not be owners; thereafter, all Directors shall be owners. The Directors shall be elected at the Annual Meeting of the Owners. All Directors shall be elected for a term of two (2) years on a staggered basis, with three (3) Directors elected each odd year and two (2) Directors elected each even year. In order to set up the staggered terms as called for herein, at the election of Directors immediately following the adoption of this provision, the term of office of all Directors shall expire and two (2) Directors shall be elected to a two year term and three (3) Directors shall be elected to a one year term, so that in the year 2014, five (5) Directors will be elected, in the year 2015 three (3) Directors will be elected, in the year 2016 two (2) Directors will be elected, and so on and so forth, and one Director shall be elected to serve for a term of one year, a second Director shall be elected to serve for a term of two years, a third Director shall be elected to serve for a term of three years, a fourth Director if necessary, shall be elected for a term of four years, and a fifth Director, if necessary, shall be elected for a term of five years, so that one fifth of the number of Directors of the Association shall be elected annually.

2. Section 5, Meetings of Membership, Subsection 5.2, Annual Meeting, of the By-Laws shall be amended to read as follows:

5.2 Annual Meeting. ~~The first annual meeting of the Owners of the Association shall be held as may be decided by the initial Board of Directors. Thereafter, the annual meeting of the Association will be held on the first Monday of the month in which the first annual meeting of the Owners was held. If the first Monday falls on a legal holiday then the meeting will be held on the next secular day.~~ The annual meeting of the Association shall be held in either the month of October or the month of November on the day and time determined by the Board of Directors from time to time. If no such day is determined by the Board of Directors for a given year, the annual meeting for that year shall be held on the last day in November that is not a legal holiday.

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3. Section 14, Amendment of By-Laws, of the By-Laws shall be amended to read as follows:

14. Amendment of By-Laws. The By-Laws of the Association may be altered, amended or repealed, unless specifically prohibited herein, at any regular or special meeting of the owners by a ~~75% vote of owners of Association, unless a contrary vote is required pursuant to the Articles of Incorporation, and the affirmative vote of two-thirds (2/3) of the members present, in person or by proxy, and voting at a duly called meeting at which a quorum is present;~~ provided that notice of said membership meeting has been given in accordance with these By-Laws and that the notice as aforesaid contained a full statement of the proposed amendment. ~~No modification or amendment to the By-Laws shall be valid unless set forth or annexed to a duly recorded Amendment to the Declaration of Condominium; provided further that there shall be no amendment made by the Owners of the Association without approval of the Board of Directors until after 95% of all sales of Apartments in the entire multi phase development of Woodlake have been completed.~~

4. Section 16, Management, Subsection 16.1, Budget, Paragraph F of the By-Laws shall be amended to read as follows:

F. ~~An audit of the accounts of the Association shall be made annually by a Certified Public Accountant, and a copy of the Audit Report shall be furnished to each member not later than April 1 of the year following the year for which the audit is made. Within 90 days of the end of the fiscal year, the Association shall prepare and complete, or contract for the preparation and completion of, a financial report for the preceding fiscal year in accordance with Florida Statute Section 718.111(13), as same may be amended from time to time, unless waived by a vote of the unit owners as allowed by statute. The Board of Directors may elect, without a vote of the unit owners, to provide a higher level of financial reporting than that required by statute. Within 21 days after the final financial report is completed by the Association or received from the third party, but not later than 120 days after the end of the fiscal year, the Association shall mail to each unit owner at the address last furnished to the Association by the unit owner, or hand deliver to each unit owner, a copy of the financial report or a notice that a copy of the financial report will be mailed or hand delivered to the unit owner, without charge, upon receipt of a written request from the unit owner.~~