

Prepared by and return to:
Matt G. Firestone, Esq.
Shuffield, Loman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, FL 32801
07750-0004

DOC # 20210070592
02/05/2021 08:59 AM Page 1 of 3
Rec Fee: \$27.00
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

**SECOND AMENDMENT TO AMENDED AND RESTATED
BY-LAWS OF WATERFORD LAKES COMMUNITY ASSOCIATION, INC.**

THIS AMENDMENT is made this 2 day of FEB, 2021, by WATERFORD LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

WHEREAS, a majority of the Board of Directors of the Association (the "Board"), and not less than two-thirds (2/3) of the votes of each Class of Members of the Association, adopted the "Amended and Restated By-Laws of Waterford Lakes Community Association, Inc." (the "Amended By-Laws") on January 19, 2000, which Amended By-Laws were recorded on February 24, 2000, at O.R. Book 5948, pages 1302, *et seq.*, of the Public Records of Orange County, Florida; and

WHEREAS, a majority of the Board of Directors of the Association (the "Board"), and not less than two-thirds (2/3) of the votes of each Class of Members of the Association, adopted the "Amendment to Amended and Restated By-Laws of Waterford Lakes Community Association, Inc." (the "First Amendment to Amended By-Laws") on September 22, 2018, which First Amendment to Amended By-Laws was recorded on October 10, 2018, as document number 20180594816, of the Public Records of Orange County, Florida; and

WHEREAS, a majority of the Board and not less than two-thirds (2/3) of the votes of each Class of Members of the Association have adopted certain additional changes to the Amended By-Laws which are reflected in the present "Second Amendment to Amended By-Laws of Waterford Lakes Community Association, Inc."

NOW, THEREFORE, the Amended By-Laws are amended as follows:

1. Article IV, Section 5 ("Special Powers and Duties") will be amended by the addition of a new subpart "(m)" to read as follows:

"(m) To add additional Common Property or Common Area to the extent that the Board believes that acquisition of that additional property or area to be in the best interest of the Association, provided that any proposed contract to add additional Common Property or Common Area has first been approved by a majority of the Board and the affirmative vote of not less than two-thirds (2/3) of the votes of the Class A Voting Members."

CERTIFICATION

By executing the present document, we hereby affirm the following:

1. The effective date of this amendment is the date first above written.
2. This amendment was approved by a majority of the Board of Directors of the Association.
3. A meeting was conducted on Jan. 25, 2021 to consider the present amendment.
4. Notice of that meeting, and a copy of this amendment, was sent to all Class A Voting Members, who are defined in the Restated Declaration as the "Neighborhood Representatives", on 1/6, 2021.
5. There are currently only Class A Members of the Association. There are no Class B Members or Class C Members.
6. The total number of votes that could be cast on this amendment by Class A Members of the Association was 3104.
7. The number of votes necessary to adopt this amendment was 2070, which represents two-thirds (2/3) of the votes of the Class A Members of the Association.
8. The number of votes cast at the meeting, by Class A Voting Members, in favor of this amendment was 2,337.
9. The number of votes cast at the meeting, by Class A Voting Members, against this amendment was 142.
10. Thus, this amendment was approved by affirmative vote of Class A Voting Members representing at least two-thirds (2/3) of the Class A votes of the Association.

IN WITNESS WHEREOF, this instrument has been executed as of the date first above written.

Witnesses:

Kenneth C. Zook
Printed Name: Kenneth C. Zook

Rebecca Black
Printed Name: REBECCA BLACK

WATERFORD LAKES COMMUNITY
ASSOCIATION, INC.

By: Alvin Little
Printed Name: ALVIN LITTLE

Title: President

By: Dennis A. Horazak
Printed Name: DENNIS A. HORAZAK
Title: Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on February 2, 2021, by Alvin Little, the President of WATERFORD LAKES COMMUNITY ASSOCIATION, INC. and by Dennis A. Horazak, the Secretary of WATERFORD LAKES COMMUNITY ASSOCIATION, INC. They are personally known to me or [] have produced _____ as identification.

Lisa A. Carpenter
Notary Public (signature)

Typed/Printed name of Notary Public
Commission No. _____
My Commission Expires:

