

THIS IS NOT A  
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Prepared by and return to:

Steven H. Mezer, Esquire  
Bush Ross, P.A.  
Post Office Box 3913  
Tampa, FL 33601-3913

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**CERTIFICATE OF AMENDMENT TO  
DECLARATION OF COVENANTS, RESTRICTIONS, LIMITATIONS AND CONDITIONS OF  
VALRICO POINTE DEVELOPMENT  
AND TO  
BYLAWS OF VALRICO POINTE MASTER ASSOCIATION, INC.**

**WHEREAS**, the Declaration of Covenants, Restrictions, Limitations and Conditions of Valrico Pointe Development was recorded on August 22, 2003 in Official Record Book 13004, Page 1397 of the Public Records of Hillsborough County, Florida (hereinafter the "Declaration");

**WHEREAS**, the Declaration was amended by that certain First Amendment to the Declaration, recorded on September 30, 2003 in Official Record Book 13160, Page 1158; and by that certain Amendment to the Declaration, recorded on March 1, 2007 in Official Record Book 17526, Page 1638; of the Public Records of Hillsborough County, Florida;

**WHEREAS**, the Bylaws of Valrico Pointe Master Association, Inc. was recorded in Official Record Book 13004, Page 1418 of the Public Records of Hillsborough County, Florida (hereinafter the "Bylaws");

**WHEREAS**, pursuant to Paragraph 32 of the Declaration and Article XII of the Bylaws, the Declaration and Bylaws may be amended upon the affirmative vote of not less than 2/3 of the membership of Valrico Pointe Master Association, Inc. at a duly called meeting of the Association;

**WHEREAS**, WILMER SIRINE, as President and LAURENS KENNEDY, as Secretary of Valrico Pointe Master Association, Inc., do hereby certify that at the special membership meetings held on April 30, 2014 and reconvened on July 23, 2014, the following amendments to Paragraph 32 of the Declaration and Article IV, Section 4.5 of the Bylaws were approved upon the affirmative vote of not less than 2/3 of the membership present in person or by proxy at the duly called meetings at which a quorum was represented:

**I. Paragraph 32 of the Declaration of Covenants, Restrictions, Limitations and Conditions of Valrico Pointe Development is amended to read as follows:**

32. AMENDMENT. Except with respect to matters reserved by the Developer herein, this Declaration may only be amended by the affirmative vote of not less than ~~two-thirds~~ (2/3) fifty-five percent (55%) of the votes cast by the members at a meeting at which a quorum is present ~~of each class of membership, if there are two classes of~~

THIS IS NOT A

Certificate of Amendment to Declaration and Bylaws

Page 2 of 3

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~~membership at the time of the amendment; and if there is only one class of membership at the time of the amendment, then upon the affirmative vote of not less than 2/3 of the membership. So long as there is a Class B membership, prior approval of the Federal Housing Administration or the Veterans' Administration shall be required with respect to any Amendment of this Declaration. Furthermore, without the prior written approval of the Association and the Southwest Florida Water Management District ("SWFWMD"), there shall be no amendment to this Declaration which would affect the surface water management system, including the Retention Areas, the Drainage Facilities and the Association's responsibility for maintenance of the foregoing. An amendment to this Declaration shall be evidenced by an instrument signed by the President of the Association, setting forth the text of the amendment which shall depict the words deleted by lining through such words and the words added by underlining such new words. Such instrument shall also certify that the amendment has been approved by the affirmative vote of not less than 2/3 of each class fifty-five percent (55%) of the votes cast by the members at a meeting at which a quorum is present, if there are two classes of membership at the time of the amendment, or if there is only one class of membership at the time of the amendment, that the amendment has been approved by the affirmative vote of not less than 2/3 of the membership, and shall be recorded among the public records of Hillsborough County. Without the prior written consent of not less than 2/3 of the holders of the mortgages encumbering the Lots in the Subdivision, the provision in the Bylaws granting rights to Mortgagees shall not be amended, deleted or diminished in any way.~~

**II. Article IV, Section 4.5 of the Bylaws of Valrico Pointe Master Association, Inc. is amended to read as follows:**

4.5 Quorum. The presence in person or by proxy of persons ~~holding voting certificates for all~~ entitled to cast twelve percent (12%) of the votes of the Members shall constitute a quorum for authorization of any action. After a quorum has been established at a Member's meeting, the subsequent withdrawal of Members so as to reduce the number of Members entitled to vote at the meeting below the number required for a quorum, shall not affect the validity of any action taken at the meeting prior to the withdrawal of the Member. If a quorum is not present at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

**CODING: New language is marked with a double underline, and deleted language is marked with a ~~strike through line~~.**

**[Officers' Signatures are on Page 3]**

# THIS IS NOT A

Certificate of Amendment to Declaration and Bylaws

Page 3 of 3

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Signed, sealed and delivered in

VALRICO POINTE MASTER ASSOCIATION, INC.

*Vickie Weddle*  
 Print name: Vickie Weddle

*Donald Stutzford*  
 Print name: Donald Stutzford

By: *[Signature]*  
 WILMER SIRINE, President

Signed, sealed and delivered in the presence of:

ATTEST:

*Kevin Kardash*  
 Print name: Kevin Kardash

*[Signature]*  
 Print name: Lou Ellen Wilson

By: *Laurens Kennedy*  
 LAURENS KENNEDY, Secretary

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instruments was acknowledged before me this 28 day of July, 2014, by WILMER SIRINE and LAURENS KENNEDY, as President and Secretary, respectively, of Valrico Pointe Master Association, Inc., who are personally known to me or have produced \_\_\_\_\_ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment to the Declaration of Covenants, Restrictions, Limitations and Conditions of Valrico Pointe Development and Bylaws of Valrico Pointe Master Association, Inc. and severally acknowledge the execution thereof to be their free act and indeed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 28 day of July, 2014.

*[Signature]*  
 NOTARY PUBLIC, State of Florida  
 My Commission Expires:

