

This instrument prepared by, please record and return to:
Frank S. Ganz, Esq.
Post Office Box 15200
Daytona Beach, FL 32115
(386) 254-6875

**AMENDMENT TO BYLAWS OF
TOWN PARK HOMEOWNERS ASSOCIATION, INC.**

The undersigned President of TOWN PARK HOMEOWNERS ASSOCIATION, INC. ("Association"), and attested to by the Secretary of the Association, hereby certifies that the following amendment to the Bylaws of Town Park Homeowners Association, Inc. (the "Bylaws") was approved pursuant to Article 8, Section 8.2 of the Bylaws by affirmative vote of no less than 66.67% of all votes eligible to be cast by the total membership at a meeting of the members held on October 14, 2019.

NOW THEREFORE, the Bylaws dated March 3, 1998, and recorded with the Declaration of the Association on October 29, 1998, at Official Records Book 4362, Page 2548 of the Public Records of Volusia County, Florida;

as amended by the Notice of Amendment to Bylaws of Town Park Homeowners Association, Inc. dated January 23, 2007, and recorded January 30, 2007, at Official Records Book 5998, Page 1448 of the Public Records of Volusia County, Florida;

are HEREBY amended to read as follows:

1. Article 2, Section 2.2 is amended as follows:

2.2 At members' meetings, a quorum shall consist of members, present in person or by proxy entitled to cast ~~a majority~~ ten percent (10%) of all the votes of the Association. Actions approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Association, except when approval by a greater number of members is required by the Declaration, the Articles of Incorporation, or other provisions of these Bylaws. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such person for the purpose of determining a quorum.

2. Article 8, Section 8.1 is deleted in its entirety.

~~8.1 These Bylaws may be amended, modified, or rescinded in whole or in part by the Class B membership holding a majority of the votes eligible to be cast by the Class B membership, as it in its sole discretion deems necessary or desirable, 80 long as such amendment, modification, or rescission does not (a) substantially change the character, nature, or general scheme of development of the Property as set forth in the Declaration and (b) does not materially adversely affect any Class B Member.~~

3. Article 8, Section 8.3 is deleted in its entirety.

~~8.3 No amendment to these Bylaws which would abridge, amend or alter the rights of the Declarant or the Class B membership may be adopted or become effective without the prior written consent of the Declarant and those Class B Members holding a majority of the votes of the Class B membership, as the case maybe. So long as Declarant owns any property which is subject to the jurisdiction of the Association or may be submitted to the jurisdiction of the Association as provided under the Declaration, Declarant shall have a veto power over all actions of the Board of Directors of the Association as set forth in the Declaration which provision is incorporated herein by this reference.~~

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Signed, sealed and attested to this 7 day of November 2019, in the presence of:

TOWN PARK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

Lisa Campbell
Gerard J. Ruffino
WITNESS, print name: Lisa Campbell

Gerard J. Ruffino
by: Gerard J. Ruffino, President

Laureen A. Vartanian Adel Cheatum
WITNESS, print name: Laureen A. Vartanian by: Adel Cheatum Secretary

STATE OF FLORIDA }
COUNTY OF VOLUSIA }

The foregoing instrument was acknowledged before me this 7 day of November 2019, by Gerard J. Ruffino, as President of, and Adel Cheatum, as Secretary of Town Park Homeowners Association, Inc., who are personally known to me or who have produced _____ as identification.

Charla Khatib
Print Name: CHARLA KHATIB
Notary Public, State of Florida
Notary Commission No.: 963716
My Commission expires: 2/23/20



CHARLA KHATIB
MY COMMISSION # FF 963716
EXPIRES: February 23, 2020
Bonded Thru Budget Notary Services