

The following pages are the covenants, conditions, restrictions, etc. for:

Lake Ashton in Winter Haven, FL

These documents have been provided to us by the homeowner, the Homeowner's Association (HOA), and/or we have located them in Polk County Public Records.

This may not be all relevant documents in their entirety. In addition, these documents may be amended at any time without notice.

This information is being provided as a courtesy. However it is your responsibility as the tenant to contact the Homeowner's Association for any additional documents, information, and/or updates that may not be included here.

BYLAWS OF
LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

ARTICLE I. NAME AND LOCATION

The name of the corporation is LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. The initial principal office of the corporation shall be located at 500 South Florida Avenue, Suite 700, Lakeland, Florida 33801 but meetings of Members and Directors may be held at such places either within or outside the State of Florida as may be designated by the Board of Directors. The address of the principal office may be changed from time to time by the Board of Directors.

ARTICLE II. DEFINITIONS

2.1. "Association" shall mean and refer to LAKE ASHTON HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns.

2.2. "Declaration" shall mean and refer to the Master Declaration of Covenants, Conditions and Restrictions for Lake Ashton Golf Club.

2.3. "Developer" shall mean and refer to Lake Ashton Development Group, LLC, a Florida limited liability company, and its successors and assigns.

2.4. "Directors" or "Board of Directors" shall mean the Board of Directors of the Association and their successors in office duly elected and serving in that capacity in accordance with the Bylaws.

2.5. "Lot" or "Lots" shall mean and include one (1) or more of the platted portions of land in the Subdivision.

2.6. "Member" shall mean every person or entity who holds membership in the Association.

2.7. "Owner" or "Owners" shall mean and refer to the record owner of legal title, to any Lot, Living Unit, Tract, or Parcel.

2.8. "Subdivision" shall mean Lake Ashton Golf Club.

2.9. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

ARTICLE III. MEMBERS

3.1. Membership in the Association. Every Owner shall be a Member of the Association and membership shall be established as set forth in the Declaration.

3.2. Voting Rights. Voting rights shall be as set forth in the Declaration. The Association shall initially have two (2) classes of voting membership: Class A Members and Class B Members.

Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as the Owners of each Lot shall determine, but in no event shall more than one (1) vote be cast with respect to any Lot. Any Member who is delinquent in the payment of any charges duly levied by the Association against the Lot shall not be entitled to vote until all such charges together with any penalties as the Board of Directors of the Association may impose have been paid. Class A Members shall be obligated to timely pay all charges and annual dues in the amount established by the Board of Directors.

The Class B Members shall consist of the Developer and its successors and assigns and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the Turnover Date (defined hereafter), as set forth and defined in the Declaration.

3.3. Termination of Membership. Membership in the Association terminates when such Member ceases to be an Owner of a Lot.

3.4. Transfer of Membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment. The ownership of a Lot, and the ownership of the Living Unit constructed thereon, may not be separated or separately conveyed, nor may an person who does not hold record legal title to at least one (1) Lot, Living Unit, Tract or Parcel hold membership in the Association. A Membership shall not be transferable other than through the sale, lease or conveyance of the record legal title to the Lot or Living Unit to which it is appurtenant.

ARTICLE IV. MEETINGS OF MEMBERS

4.1. Annual Meetings. The first annual meeting of the Members for the election of Directors and the transaction of other business shall be held within one (1) year from the date of incorporation of the Association, which date shall be established by appropriate resolution of the Directors. At the first annual meeting of Members, the month for all subsequent annual meetings shall be established and all subsequent annual meetings shall be held on the date and at the time and place that the Directors determine. If the date for any annual meeting of Members is a legal holiday, the meeting will be held at the same hour on the next following day which is not a legal holiday.

4.2. Special Meetings. Special meetings of Members may be called at any time by the President or by the Board of Directors, or upon written request by a majority of the total number of Members. A special meeting requested by Members shall be called for a date not less than ten (10) nor more than sixty (60) days after the request is made, unless the Members requesting the meeting designate a later date. The Secretary shall issue the call for the meeting, unless the President, the Board of Directors, or the Members requesting the meeting designate another person to do so.

4.3. Place of Meetings. Meetings of Members may be held either within or outside the state of Florida.

4.4. Notice of Meetings. Written notice of each meeting of Members shall be given by, or at the direction of, the President, the Secretary, or the Officer (defined in Section 6.1) or other persons calling the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association or supplied in writing by such Member to the Association for the purpose of receiving notice. Such Notice shall specify the day, hour and place of the meeting, and in the case of a special meeting, the purpose of the meeting. Business conducted at a special meeting shall be limited to the purposes described in the notice of the meeting.

4.5. Waiver of Notice. A written Waiver of Notice signed by a Member, whether before or after the meeting, shall be equivalent to the giving of such notice. Any certificate to be filed as a result of the Members action under this Section shall state that written consent was given in accordance with the applicable provisions of Chapter 617 of the Florida Statutes.

4.6. Quorum. The presence at the meeting in person or by proxy of Members entitled to cast ten percent (10%) of the votes of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declaration, the Articles of Incorporation, these Bylaws or by law. 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 or any adjournment thereof. 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.

4.7. Proxies. At all meetings of Members, each Member may vote in person or by proxy in the manner provided by law. All proxies shall be in writing and filed with the Secretary prior to the start of the meeting. Proxies shall be effective only for the specific meeting for which originally given, and proxies shall automatically expire ninety (90) days after the date of the meeting for which originally given. Proxies shall be revocable at any time at the pleasure of the person who executes it, and the proxy of any Owner shall automatically terminate on conveyance by Owner of his or her Lot.

4.8. Action Without Meeting. Any action of the Members may be taken without a meeting, without prior notice and without vote, if a consent in writing setting forth the action so taken is signed by a majority of the Members of the Association. Within ten (10) days after obtaining such authorization by written consent, notice must be given to those Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action. Any certificate to be filed as a result of the Members action under this Section shall state that written consent was given in accordance with the applicable provisions of Chapter 617 of the Florida Statutes.

4.9. Voting Record. If the Association has six (6) or more Members of record, the Officers who have the membership records of the Association shall make, at least ten (10) days before each meeting of Members, a complete list of the Members entitled to vote at such meeting or any adjournment thereof. The list shall be kept on file at the registered office of the Association or at the principal place of business of the Association, and any Member shall be entitled to inspect a list at any time during normal business hours. The list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Member at any reasonable time during the meeting.

4.10. Absentee Ballots. Absentee ballots will be permitted in connection with votes on such matters as the Directors shall permit from time to time, including, annual meetings of the Members. In the event absentee ballots are permitted, they will only be available to those Members who are physically absent from the Subdivision at the time the meeting is to be held or they have a physical disability or limitation which makes it impossible for them to attend the meeting. If an absentee ballot is permitted, the Directors or the Secretary of the Association shall mail the ballot to the Member who shall return the ballot to the Directors or the Secretary no later than three (3) days prior to the meeting. Any absentee ballot may be revoked at the meeting in the event that the Member voting by absentee ballot is present at the meeting. Absentee ballots may be considered for purposes of establishing a quorum only on those matters voted on in the absentee ballot.

4.11. Order of Business. The order of business at the annual meeting of the Members and as far as practicable at other meetings, shall be:

- (a) call of the roll,
- (b) proof of notice of meeting,
- (c) reading and disposition of any unapproved minutes,
- (d) the report of officers,
- (e) report of committees,
- (f) appointment of inspectors of election,
- (g) election of directors,
- (h) unfinished business,
- (i) new business,
- (j) adjournment.

ARTICLE V. BOARD OF DIRECTORS

5.1. Number. The affairs of the Association shall be managed by a Board of Directors of odd number with not less than three (3) nor more than five (5) members. The initial number of Directors shall be three (3). The initial members of the Board of Directors shall be as set forth in the Articles of Incorporation.

5.2. Term of Office. The present members of the Board of Directors or successors of the present members of the Directors as appointed by them in the event of the removal or disability of one or all of said Directors, shall hold office until the next annual meeting of the Members, at which time the successors shall be elected. Each Director thereafter shall hold office until the next annual meeting of the Members and until his or her successor shall have been elected and qualified, or until removed by a majority vote of the Members for misfeasance or malfeasance, at a special meeting of the Members called for that purpose.

5.3. Compensation. No Director or Officer shall receive compensation for any service he or she may render to the Association. However, any Director or may be reimbursed for his or her actual expenses incurred in the performance of his or her duties.

5.4. Election of Directors. The election of the Directors shall be in the following manner:

(a) No later than two (2) months prior to the annual meeting of the Members, the President shall appoint a nominating committee consisting of a chair person and four (4) other persons who shall be Members in good standing of the Association. A report of this committee shall be presented to the Board of Directors at least twenty-one (21) days before the annual meeting of the Members.

(b) At the annual meeting of the Members, the nominating committee will present their list of qualified nominees to the membership. To qualify to serve as a Director, the person nominated must be eighteen (18) years of age or older and a Member in good standing, except those designated by the Developer. Any number of persons may be presented as nominees and nominations may be made from the floor if properly qualified.

(c) Each nominee must either accept or decline the nomination. If unable to be present at the meeting, a letter from the nominee accepting the nomination must be submitted to the Secretary before the meeting. At the annual meeting, the President shall appoint one (1) of the members to be a chairperson for the election committee who will select other Members to assist with the election process and the counting of ballots.

(d) The election shall be by a majority vote and shall be by secret ballot. Election will be by a plurality of votes cast, each person voting being entitled to cast his or her vote for as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

However, notwithstanding the foregoing, pursuant to the Declaration, the Association shall initially have two (2) classes of voting membership: Class A Members and Class B Members. Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one (1) vote for each Lot owned. The Class B Members shall consist of the Developer and its successors and assigns and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier ("Turnover Date"): (i) when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership; or (ii) on December 31, 2015; or (iii) when Developer, in its sole and absolute discretion, so determines. The election of Directors shall be initially held on the date Developer no longer has the ability to appoint Directors and thereafter at the annual members meeting.

5.5. Annual Meetings. The Board of Directors shall hold its annual meeting at the same place as and immediately following each annual meeting of Members for the purpose of the election of Officers and the transaction of such other business as may come before the meeting. If a majority of the Directors are present at the annual meeting of Members, no prior notice of the annual meeting of the Board of Directors shall be required. However, another place and time for such meeting may be fixed by written consent of all of the Directors.

5.6. Regular Meetings. Regular meetings of the Board of Directors may be held without notice except for posting of notices as specified herein at such time and at such place as shall be determined from time to time by the Board of Directors.

5.7. Special Meetings. Special meetings of the Board of Directors may be called by the Chairman of the Board (if there is one), the President or any Director. The person or persons authorized to call special meetings of the Board of Directors may fix a reasonable time and place for holding them.

5.8. Telephone Meetings. Directors may participate in meetings of the Board of Directors by means of a telephone conference or similar communications equipment by which all persons participating can hear each other at the same time, and participation by such means shall constitute presence in persona at such a meeting.

5.9. Action Without Meeting. Any action of the Board of Directors may be taken without a meeting if a consent in writing setting forth the action so taken signed by all of the Directors is filed in the minutes of the Board of Directors. Such consent shall have the same effect as a unanimous vote.

5.10. Notice and Waiver. All meetings of the Board of Directors must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege. Notice of any special meeting shall be given at least three (3) days prior thereto by written notice delivered personally, by mail or by facsimile to each Director at his or her address or

facsimile number. If mailed, such notice shall be deemed to be delivered three (3) days after being deposited in the United States Mail with postage prepaid. If notice is given by facsimile transmission, such notice shall be deemed to be delivered when the facsimile transmission is delivered as reflected on a facsimile confirmation sheet. Any Director may waive notice of any meeting, whether before, at, or after such meeting by executing a waiver of notice. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of such meeting or the manner in which it has been called or convened except when a Director states at the beginning of the meeting any objection to the transaction of business because the meeting is not lawfully called or convened. Notices of all Board meetings must be posted in a conspicuous place within the Subdivision at least forty-eight (48) hours in advance of each Board meeting, except in an emergency. An assessment may not be levied at a Board meeting unless the notice of the meeting includes a statement that the assessments will be considered and the nature of the assessments.

5.11. Quorum and Voting. A majority of Directors in office shall constitute a quorum for the transaction of business. The vote of a majority of Directors present at a meeting at which a quorum is present shall constitute the action of the Board of Directors. If less than a quorum is present, then a majority of those Directors present may adjourn the meeting from time to time without notice until a quorum is present. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of Officers.

5.12. Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors even though it is less than a quorum of the Board of Directors, unless otherwise provided by law or the Articles of Incorporation. However, any Director which the Developer selected pursuant to the Declaration shall be replaced by a person designated by the Director. A Director elected to fill a vacancy shall hold office only until the next election of Directors by the Members.

5.13. Removal. At any meeting of Members called expressly for that purpose, any Director or Directors may be removed from office, with or without cause, by vote of a majority of the Members then entitled to vote at an election of Directors. New Directors may be elected by the Members for the unexpired terms of Directors removed from office at the same meetings at which such removals are voted upon. If the Members fail to elect persons to fill the unexpired terms of removed Directors, and if the Members did not intend to decrease the number of Directors to serve on the Board, then the vacancies unfilled shall be filled in accordance with provisions in these Bylaws for vacancies.

5.14. Resignations. Any Director may resign at any time by submitting a written resignation which shall take effect at the time and as specified in the notice of resignation or if no time is specified, at the time of receipt by the President. The acceptance of a resignation shall not be necessary to make it effective.

5.15. Presumption of Assent. A Director of the Association who is present at a meeting

of the Board of Directors at which action on any Association matter is taken shall be presumed to have assented to the action taken unless he or she votes against such action or abstains from voting because of an asserted conflict of interest.

5.16. Increase of Number of Directors. The number of Directors may be increased by amendment to these Bylaws and the Articles of Incorporation by the affirmative vote of a majority of the Members at the annual meeting or at a special meeting called for that purpose. The additional Directors may be chosen at such annual meeting by a majority vote of the Members. Such new Directors shall hold office until the next annual meeting and until the election, qualification and taking office of their successors.

5.17. Powers. All corporate powers shall be vested in and exercised under the authority of the Board of Directors and the management and affairs of the Association shall be controlled by the Board of Directors. The Board of Directors shall have all powers given to the Directors by the Articles of Incorporation, these Bylaws, the Declaration and the Florida Statutes and in addition shall have powers to:

- (a) Suspend the voting rights of a Member during any period in which such Member shall be delinquent in the payment of any charges duly levied by the Association;
- (b) Exercise on behalf of the Association all powers, duties and authority vested in or delegated to the Association and not specifically reserved to the membership by the Declaration, Articles of Incorporation or by other provisions of these Bylaws;
- (c) Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent from three (3) consecutive regular meetings of the Board of Directors or six (6) regular meetings during any calendar year; and
- (d) Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

5.18. Duties. It shall be the duty of the Board of Directors to:

- (a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at each annual meeting or at any special meeting at which such a statement is requested in writing by a majority of the membership entitled to vote thereat;
- (b) Supervise all Officers, agents, and employees of the Association and see to it that their duties are properly performed.
- (c) Fix the amount of the annual assessment against each Lot in advance of each annual assessment period, in accordance with the assessment provisions set forth in the Declaration;

(d) Send written notice of each assessment to every Owner subject thereto in advance of each annual assessment period; and

(e) Foreclose the lien against any Lot for which assessments are not paid within thirty (30) days after the due date, or to bring an action at law against the Owner personally obligated to pay the same.

(f) Issue, or cause an appropriate Officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board of Directors may impose a reasonable charge for the issuance of these certificates;

(g) Procure and maintain adequate liability and hazard insurance on all property owned by the Association;

(h) Cause all Officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(i) Perform the maintenance, repair or replacement required to be performed by the Association as provided in the Declaration.

ARTICLE VI. OFFICERS AND THEIR DUTIES

6.1. Officers. The Officers of this Association shall be a President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries, and Assistant Treasurers (collectively the "Officers") as the Board shall from time to time determine, each of whom shall be elected by the Board of Directors. A Chairman of the Board, and such other Officers and assistant officers as may be deemed appropriate may be elected by the Board of Directors from time to time. Any two (2) or more offices may be held by the same person. A failure to elect a President, Secretary or Treasurer shall not affect the existence of the Association.

6.2. Election and Term of Office. The Officers of the Association shall be elected annually by the Board of Directors at its meeting after each annual meeting of Members. If the election of Officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. Each Officer shall hold office until his or her successor shall have been duly elected and shall have qualified, or until his or her death, or until he or she shall resign or shall have been removed in the manner hereinafter provided.

6.3. Removal. Any Officer may be removed from office at any time, with or without cause, on the affirmative vote of a majority of the Board of Directors whenever, in its judgment, the best interests of the Association will be served thereby. Removal shall be without prejudice to any contract rights of the person so removed, but election of an Officer shall not of itself create contract rights.

6.4. Vacancies. Vacancies in offices, however occasioned, may be filled at any time by election by the Board of Directors for the unexpired terms of such offices.

6.5. Duties. The Chairman of the Board, or the President if there is no Chairman of the Board, shall preside at all meetings of the Board of Directors and of the Members. The President shall be the chief executive officer of the Association and shall, in general, control all of the business and affairs of the Association. The Vice President shall, in the case of the absence or disability of the President, perform all of the duties of the President. The Vice President shall perform such other duties as may be assigned by the Board of Directors or the President. The Secretary shall keep a record of the proceedings of the meetings of the Board of Directors and the meetings of the members of the corporation. The Secretary shall also keep an accurate record of the attendance at meetings and shall have charge of the corporate seal and shall affix the corporate seal to such instruments as are authorized by the Board of Directors. The Treasurer shall have charge of the funds of the Association and shall keep a correct account of all monies received and disbursed by the corporation. The Treasurer shall present a financial report to the Board of Directors at each regular Board meeting for the period since the date of the last Board meeting. The Treasurer shall also present a report of the receipts and disbursements for the previous year and a budget for the upcoming year at each annual meeting of the Association. Subject to the foregoing, the Officers of the Association shall have such powers and duties as usually pertain to their respective offices and such additional powers and duties specifically conferred by law, by the Articles of Incorporation, by these Bylaws, or as may be assigned to them from time to time by the Board of Directors.

6.6. Delegation of Duties. In the absence or disability of any Officer of the Association or for any other reason deemed sufficient by the Board of Directors, the Board may delegate his or her powers or duties to any other Officer or to any other Director.

6.7. Compensation. Officers of the Association shall not receive any compensation for acting as such.

ARTICLE VII. COMMITTEES

7.1. Creation of Committees. The Board of Directors may, by resolution passed by a majority of the entire Board of Directors, designate an Executive Committee and one (1) or more other committees.

7.2. Executive Committee. The Executive Committee (if there is one) shall consult with and advise the officers of the Association in the management of its affairs and shall have and may exercise, to the extent provided in the resolution of the Board of Directors creating such Executive Committee, such powers of the Board of Directors as can be lawfully delegated by the Board of Directors.

7.3. Other Committees. Such other committees shall have such functions and may exercise such power of the Board of Directors as can be lawfully delegated and to the extent

provided in the resolution or resolutions creating such committee or Committees.

7.4. Meetings. Regular meetings of the Executive Committee and other committees may be held without notice at such time and at such place as shall from time to time be determined by the Executive Committee or such other committees, and special meetings of the Executive Committee or other committees may be called by any member thereof upon two (2) days notice to the other members of such committee, or on such shorter notice as may be agreed to in writing by each of the other members of such committee, given either personally or in the manner provided in these Bylaws pertaining to notice of Board of Directors' meetings. Notwithstanding the foregoing, meetings of any committee or other similar body, when a final decision will be made regarding the expenditure of Association funds, shall be proceeded by the posting of notice in a conspicuous place in the Subdivision at least forty-eight (48) hours in advance of a meeting, except in an emergency.

7.5. Vacancies. Vacancies on the Executive Committee or on other committees shall be filled by the Board of Directors then in office at any regular or special meeting of the Board of Directors.

7.6. Quorum. At all meetings of the Executive Committee or other committees, a majority of the committee's members then in office shall constitute a quorum for the transaction of business.

7.7. Manner of Acting. The acts of a majority of the members of the executive Committee or other committees present at any meeting at which there is a quorum shall be the act of such committee.

7.8. Minutes. The Executive Committee (if there is one) and the other committees shall keep regular minutes of their proceedings and report the same to the Board of Directors when required.

ARTICLE VIII. ASSESSMENTS

The assessments levied by the Association shall be used to implement and promote the security, recreation, health, safety and welfare of the Members and for the improvement, maintenance and operation of the Subdivision. Assessments shall be, including without limitation, computed, levied, collected and enforced as set forth in the Declaration.

ARTICLE IX. MINUTES, BOOKS, RECORDS AND REPORTS

9.1. Minutes. Minutes of all meetings of the Members of the Association and of the Board of Directors of the Association shall be maintained in written form or in another form that can be converted into written form within a reasonable time. A vote or abstention from voting on each matter voted upon for each Director present at a Board meeting must be recorded in the minutes.

9.2. Report to Members. In accordance with Florida law, the Association shall send an

annual report to the Members of the Association not later than sixty (60) days after the close of each fiscal year of the Association. Such report shall include a balance sheet as of the close of the fiscal year of the Association and a revenue and disbursement statement for the year ending on such closing date. Such financial statements shall be prepared from and in accordance with the books of the Association, in conformity with generally accepted accounting principles applied on a consistent basis.

9.3. Inspection of Corporate Records. In accordance with Florida law, the official records (as defined by Florida law) of the Association shall be maintained within the state of Florida and must be open to inspection and available for photocopying by Members or their authorized agents within ten (10) business days after receipt of a written request for access. The Association may comply with this Section 9.3 by having a copy of the official records available for inspection or copying in the Subdivision. The official records and all financial and accounting records and financial statements and reports shall be maintained for the period of time as prescribed by Florida law. The Association may adopt written reasonable rules governing the frequency, time, location, notice, and manner of inspections, and may impose fees to cover the costs of providing copies of the official records, including, without limitation, the costs of copying.

ARTICLE X. CORPORATE SEAL

The Association shall have the name of the corporation and the word "seal" inscribed on it, and may be engraved, printed, or an impression seal.

ARTICLE XI. FISCAL YEAR

The fiscal year of the Association shall be the calendar year.

ARTICLE XII. AMENDMENTS

These Bylaws may be repealed or amended, and additional Bylaws may be adopted, by either a vote of a majority of the Board of Directors or by a majority vote of the total number of Members, but the Board of Directors may not amend or repeal any Bylaw adopted by Members if the Members specifically provide that the Bylaw is not subject to amendment or repeal by the Board of Directors.

ARTICLE XIII. CONFLICTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true
and correct copy of the document now of
record in this office. Witness my hand and
Official Seal on 2-13-02
RICHARD M. WEISS, CLERK CIRCUIT COURT
By: Melinda Johnson, D.C.

By laws

The South $\frac{1}{2}$ of Section 18, Township 29 South, Range 27 East, Polk County, Florida, LESS the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and LESS the North 40.00 feet of said South $\frac{1}{2}$ of Section 18 and the South 10.00 feet of the North 50.00 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ for S-540-A Extension, and LESS maintained right-of-way.

AND

The East $\frac{1}{2}$ of the North $\frac{1}{4}$ AND the East 800.00 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ AND the West $\frac{3}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ AND the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ AND the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ AND the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ AND the East 137.90 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ AND the East 137.90 feet of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 19, Township 29 South, Range 27 East, Polk County, Florida.

That part of the above-described property located in Section 18, Township 29 South, Range 27 East, being a part of government lots 3, 4, and 5; that part of the above-described property located in Section 19, Township 29 South, Range 27 East, being a part of government lots 1, 2, 5, and 6.

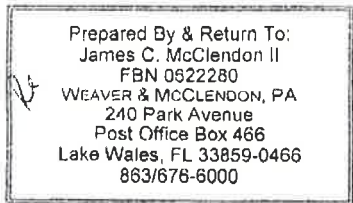
AND

The North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the North 40 feet for State Road S-540-A, in Section 18, Township 29 South, Range 27 East, Polk County, Florida.

EXHIBIT "A"

A TRUE COPY
CERTIFICATION ON LAST PAGE
RICHARD M. WEISS, CLERK

That part of the above-described property located in Section 18, Township 29 South, Range 27 East, being a part of government lots 3, 4, and 5; that part of the above-described property located in



INSTR # 2007004767
BK 125 PGS 2275-2276 PG(s) 2
RECORDED 01/05/2007 03:41:20 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 18.50
RECORDED BY C Vargas

**SECOND AMENDMENT TO BYLAWS OF
LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Bylaws of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.** (the "Association"), provide that said Bylaws may be amended from time to time; and

WHEREAS, a majority of the Board of Directors of the Association have approved the following amendment;


NOW THEREFORE, Section 5.4(d) of the Bylaws of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**, recorded February 15, 2002, in Official Record 3928, Page 1714, public records of Polk County, Florida, is hereby amended as follows: The first sentence of said section shall be deleted and replaced by, "The election shall be by secret ballot." The remaining provisions of said section shall remain unchanged.

FURTHERMORE, Section 5.12 titled Vacancies, of the Bylaws of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**, is hereby amended as follows: The last sentence of said section shall be stricken and replaced by, "A Director elected to fill a vacancy shall hold office until the end of the term of the Director whose vacancy is being filled."

In witness whereof, **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**, hereby executes this Second Amendment to its Bylaws on December 6, 2006.

**LAKE ASHTON HOMEOWNERS
ASSOCIATION, INC.:**


JOSEPH "JAKE" EATON, Its President


LLOYD "JACK" VAN SICKLE
Its Secretary

HOMEOWNERS ASSOCIATION, INC., is hereby amended as follows: The last sentence of said section shall be stricken and replaced by, "A Director elected to fill a vacancy shall hold office until the end of the term of the Director whose vacancy is being filled."

ACKNOWLEDGMENT

This instrument was acknowledged before me in Polk County, Florida, on December 6, 2006, by **JOSEPH "JAKE" EATON**, as President, and by **LLOYD "JACK" VAN SICKLE**, as Secretary, and on behalf of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**, ☐ personally known to me, or ☐ driver's licenses verified identities (*Indicate by "X"*).



Mary Polite
Notary Public
My Commission Expires: mary Polite

**THIRD AMENDMENT TO BYLAWS OF
LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Bylaws of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.** (the Association), provide that said Bylaws may be amended from time to time; and

WHEREAS, a majority of the Board of Directors of the Association have approved the following amendment; therefore, be it

Resolved, That Section 5.4(b) of the Bylaws of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.** recorded 15 February 2002, in Official Record 04928, page 1718, Public Records of Polk County, Florida, is hereby amended as follows: in the first sentence of said section, the word 'present' shall be deleted and replaced by 'read'. The remaining provisions of said section shall remain unchanged.

In witness whereof, **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**, hereby executes this Third Amendment to its Bylaws on 09 October 2011.

LAKE ASHTON HOMEOWNERS ASSOCIATION INC.


James Moyer, President



Murray Zacharia, Vice President

INSTR # 2011199332
BK 08520 PG 1851 PG(s)1
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RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 10.00
RECORDED BY S Wetzel

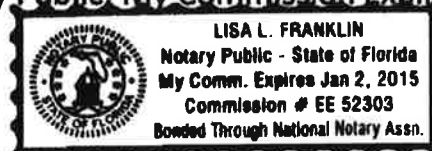
ACKNOWLEDGMENT

This instrument was acknowledged before me in Polk County, Florida, on 21 October 2011, by James Moyer, President and Murray Zacharia, Vice President and on behalf of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. () personally known to me, or (☒) drivers licenses verified identities.



JOANN DEWINKLER
4632 TURNBERRY LANE
LAKE WALES, FL 33859 

Notary Public, My Commission Expires; Jan 2, 2015



FOURTH AMENDMENT TO BYLAWS OF LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Bylaws of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. (the Association), provide that said Bylaws may be amended from time to time; and

WHEREAS, a majority of the Board of Directors of the Association have approved the following amendment; therefore, be it

Resolved, That Section 4.10 of the Bylaws of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. recorded 15 February 2002, in Official Record 04928, page 1718, Public Records of Polk County, Florida, is hereby amended as follows: the entire paragraph is deleted and replaced with "Members may vote by absentee ballot in connection with the election of Directors and in connection with such other matters as the Directors shall specifically announce and permit. Absentee ballots shall be mailed to members who must return the absentee ballot to the Secretary of the HOA no later than 6 p.m. of the third day prior to the annual or special meeting at which the absentee vote is to be cast. Absentee ballots may be considered for purposes of establishing a quorum only on those matters voted on in the absentee ballot."

Resolved, That Section 5.4 of the Bylaws of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. recorded 15 February 2002, in Official Record 04928, page 1718, Public Records of Polk County, Florida, that is hereby amended as follows: the entire paragraphs of (a) (b) (c) and (d) are to be deleted and replaced with:

"(a) No later than three months prior to the Annual Meeting of members the President shall appoint a Nominating Committee consisting of a Chairperson and four (4) other committee members who shall be members of the Association. To qualify to serve as a Director the person nominated must be at least 40 years of age (a member of the Association and as qualified by Florida Statute Section 720.306(9)(b)) Any number of persons may be nominated to serve as Director.

(b) The report of this committee shall be made to the Board of Directors at a Board meeting not earlier than the first day of January and later than forty-five (45) days prior to the Annual Meeting. At this meeting other qualified persons may be nominated by any member of the Association including self nomination. After all nominations have been made the nominations for Director shall be closed and no other nominations shall be considered.

(c) Each nominee must accept or decline the nomination either in writing to the Chairperson of the Nominating Committee or in person at the meeting at which nominations are made. A person nominated who does not accept the nomination will not be considered an official nominee. The nominees' acceptances shall be made a part of the record of the meeting.

(d) All persons nominated shall be listed in alphabetical order on the official ballot which shall be mailed to all members of the Association.

(e) Members who wish to vote by absentee ballot shall return the absentee ballots to the Secretary of the Board of Directors not later than 6 p.m. of the third day prior to the annual meeting either by mail or by deposit in the HOA secure ballot box, the location of which shall be noted on material included with the mailing of the ballot to members.

(f) Members who do not vote by absentee ballot shall vote in person by ballot received at the registration of attendance for the annual meeting."



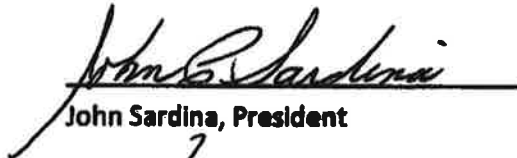
INSTR # 2013220444
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STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY vickeppe

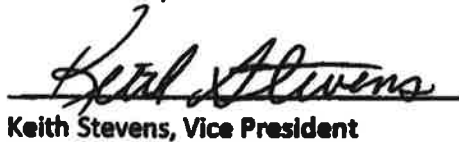
Resolved, That the Second Amendment of the Bylaws of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. recorded 05 January 2007, in Public Records of Polk County the words "The first sentence of said section shall be deleted and replaced by, "The election shall be by secret ballot." The remaining provisions of said section shall remain unchanged." be deleted, and

Resolved, That the entire Third Amendment of the Bylaws of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. recorded 21 November 2011, in Official Record 08520, page 1, Public Records of Polk County, Florida, be deleted.

In witness whereof, LAKE ASHTON HOMEOWNERS ASSOCIATION, INC., hereby executes this Fourth Amendment to its Bylaws on 10 November 2013.

LAKE ASHTON HOMEOWNERS ASSOCIATION INC.


John Sardina, President


Keith Stevens, Vice President

ACKNOWLEDGMENT

This instrument was acknowledged before me in Polk County, Florida, on 11 November 2013, by President John Sardina and Vice President Keith Stevens and on behalf of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. () personally known to me, or (☒) drivers licenses verified identities.



Notary Public, My Commission Expires; Jan 2, 2015



ARTICLES OF INCORPORATION
OF
LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.
A CORPORATION NOT FOR PROFIT

In compliance with the requirements of the Laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is LAKE ASHTON HOMEOWNERS ASSOCIATION, INC. (the "Association").
2. Principal Office. The initial principal office of the Association is 500 South Florida Avenue, Suite 700, Lakeland, Florida 33801. The mailing address of the Association is Post Office Box 5252, Lakeland, Florida 33807.
3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is 4740 Cleveland Heights Boulevard, Lakeland, Florida 33813. The name of the Registered Agent of the Association is: Ronald L. Clark.
4. Definitions. A declaration entitled Master Declaration of Covenants, Conditions and Restrictions for Lake Ashton Golf Club (the "Declaration") will be recorded in the Public Records of Polk County, Florida, and shall govern all of the operations of a community to be known as Lake Ashton Golf Club. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
5. Purpose of Association. The Association is formed to:
 - 5.1. Provide for ownership, operation, maintenance and preservation of the Common Areas, if any, and improvements thereon.
 - 5.2. Perform the duties delegated to it in the Declaration.
 - 5.3. Administer the interests of the Association and the Owners.
 - 5.4. Promote the health, safety and welfare of the Owners.
 - 5.5. Collect assessments and other amounts due, if any, to the Association and remit the same to the Association.
6. Not For Profit. The Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its Members.
7. Powers of Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to the following:

7.1. To perform all the duties and obligations of the Association set forth in the Declaration, these Articles, and the Bylaws.

7.2. To enforce, by legal action or otherwise, the provisions of the Declaration, these Articles, and the Bylaws, and the rules, regulations, covenants, restrictions and/or agreements governing or binding the Association and Lake Ashton Golf Club.

7.3. To fix, levy, collect and enforce payment, by any lawful means, of all Assessments payable pursuant to the terms of the Declaration, these Articles, and the Bylaws.

7.4. To pay all Association expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the Common Areas, if any, or other property of the Association.

7.5. To acquire (by gift, purchase, or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration.

7.6. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

7.7. To dedicate, grant, license, lease, create easements upon, sell or transfer all or any part of, the Common Areas, if any, to any public agency, entity, authority, utility, or other person or entity for such purposes and subject to such conditions as it determines subject only to requirements in the Declaration, if any.

7.8. To participate in mergers and consolidations with other not for profit corporations organized for the same purposes.

7.9. To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions, or agreements governing the Association, Lake Ashton Golf Club, the Common Areas, Lots, and Living Units, as provided in the Declaration and to effectuate all of the purposes for which the Association is organized.

7.10. To have and to exercise any and all powers, rights and privileges which a not for profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise.

7.11. To employ personnel and retain independent contractors to contract for management of the Association, Lake Ashton Golf Club, and the Common Areas, if any, as provided in the Declaration and to delegate in such contract all or any part of the powers or duties of the Association.

7.12. To contract for services, if any, to be provided to, or for the benefit of, Association, Owners, the Common Areas, and Lake Ashton Golf Club, as provided in the Declaration such as, but not limited to, maintenance, garbage pick-up, and utility services. The Board shall not approve any contract with a contingency payment without the approval of the Members.

7.13. To establish committees and delegate certain of its functions to those committees.

8. Association Lawsuits. The Board shall have no duty to bring any suit against any party and the Board is permitted to apply a rule of reasonableness when determining whether to bring suit against any party. Notwithstanding the foregoing, the Board shall be required to obtain the prior approval of at least two-thirds (2/3) of all classes of the voting interests of the Association prior to the payment of, or contracting for the payment of, legal fees to any person engaged by the Association for the purpose of commencing any lawsuit other than for the purposes set forth in the Declaration.

9. Voting Rights. Each Owner and Declarant shall be a Member of the Association. Owners and Declarant shall have the voting rights set forth in the Declaration and the Bylaws, however, the Bylaws shall not be inconsistent with the Declaration.

10. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) nor more than five (5) members. The initial number of Directors shall be three (3). The names and addresses of the initial Directors of the Association are as follows:

Lawrence W. Maxwell	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801
---------------------	--

Lawrence T. Maxwell	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801
---------------------	--

Mark E. Schreiber	549 Pope Avenue Northwest Winter Haven, Florida 33883
-------------------	--

Board members shall be appointed and/or elected as stated in the Bylaws. The election of Directors shall be initially held on the date Declarant no longer has the ability to appoint Directors and thereafter at the annual members meeting. Directors shall be elected for a term expiring on the date of the next annual meeting.

11. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any Owner may petition the Circuit Court having jurisdiction over Lake Ashton Golf Club for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas, if any, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

12. Duration. The Association shall have perpetual existence.

13. Amendments.

13.1. General Restriction on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Declarant unless such amendment receives the prior written consent of Declarant, as applicable, which may be withheld for any reason whatsoever. No amendment shall be effective until it is recorded in the Public Records.

13.2. Amendments Prior to the Turnover Date. Prior to the Turnover Date, Declarant shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever. Declarant's right to amend under this Section is to be construed as broadly as possible. In the event that the Association shall desire to amend these Articles prior to the Turnover Date, the Association must first obtain Declarant's prior written consent to any proposed amendment. After receiving the Declarant's consent to the proposed amendment, an amendment identical to that approved by Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover Date. After approval of the amendment by the Board, Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

13.3. Amendments After the Turnover Date. After the Turnover Date, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of two-thirds (66 2/3 %) of the Board or the membership of the Association.

14. Limitations.

14.1. Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights, and obligations set forth in the Declaration.

14.2. Rights of Declarant. There shall be no amendment to these Articles which shall abridge, reduce, amend, affect or modify the rights of Declarant.

14.3. Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

15. Officers. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers (collectively the "Officers") as the Board shall from time to time determine. Officers shall be appointed/elected as stated in the Bylaws.

16. Indemnification of Officers and Directors. The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer

shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

17. Transactions in Which Directors or Officers are Interested. No contract or transaction between the Association and one (1) or more of its Directors or Officers or Declarant, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its Officers or Directors are officers, directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, a meeting of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

18. Severability. Invalidation of any of the provisions of these Articles by judgment or court order shall in no way effect any other provision, and the remainder of these Articles shall remain in full force and effect.

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 22nd day of January, 2002, for the purpose of forming this corporation not for profit under the Laws of the State of Florida.


Lawrence T. Maxwell


Post Office Box 5252,
Lakeland, Florida 33807

STATE OF FLORIDA
COUNTY OF POLK

The foregoing Articles of Incorporation were acknowledged before me this 22nd day of January, 2002 by Lawrence T. Maxwell, as incorporator of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation ☒ who is personally known to me or [] has produced a Florida driver's license as identification.



Bridget Ebdrup
Commission # 00892116
Expires Dec. 5, 2003
Bonded Thru
Atlantic Bonding Co., Inc.


Printed Name: BRIDGET Ebdrup

Notary Public

State of Florida at Large

My Commission Expires: 12-05-03

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE. NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

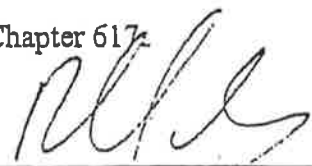
Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That LAKE ASHTON HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at the City of Lakeland, County of Polk, State of Florida, and has named Ronald L. Clark, 4740 Cleveland Heights Boulevard, Lakeland, Florida 33813, as its agent to accept service of process within this state.


Lawrence T. Maxwell, Incorporator

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office. I am familiar with and accept the obligations of Florida Statutes, Chapter 617.


Ronald L. Clark, Registered Agent

No2000000473

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

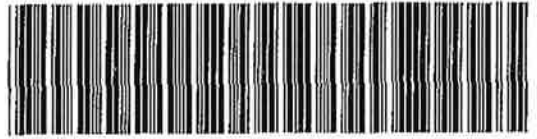
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED

05 DEC 22 PM 12:30

CIVIL SERVICE DIVISION

Amend

C. Ocullette DEC 22 2005



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 773883-005 82866A

AUTHORIZATION :

COST LIMIT : \$ 43.75

ORDER DATE : December 22, 2005

ORDER TIME : 10:45 AM

ORDER NO. : 773883-005

CUSTOMER NO: 82866A

DOMESTIC AMENDMENT FILING

NAME: LAKE ASHTON HOMEOWNERS
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF AMENDMENT
 RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight -- EXT# 2956

EXAMINER'S INITIALS: _____

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.,
A NOT FOR PROFIT CORPORATION

FILED
2005 DEC 22 PM 3:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Document Number of Corporation: N02000000473

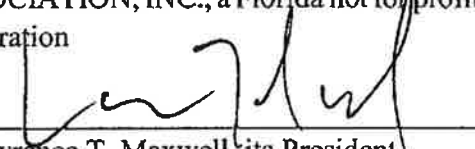
1. Pursuant to the provisions of Section 617.1006, Florida Statutes, this Florida not for profit corporation adopts the following amendment to its Articles of Incorporation: The first sentence of **Article 10 - Board of Directors** is amended and restated in its entirety as follows: The affairs of the Association shall be managed by a Board of not less than three (3) nor more than seven (7) members.

2. The date of the adoption of this amendment is December 21, 2005.

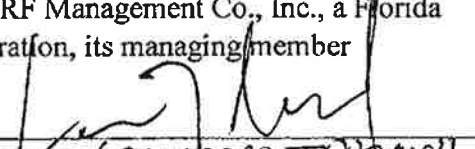
3. There are no members entitled to vote on this amendment. This amendment was adopted by the board of directors and declarant, Lake Ashton Development Group, LLC.

IN WITNESS WHEREOF, the undersigned hereby execute these Articles of Amendment to Articles of Incorporation of Lake Ashton Homeowners Association, Inc., effective as of the date of adoption set forth above.

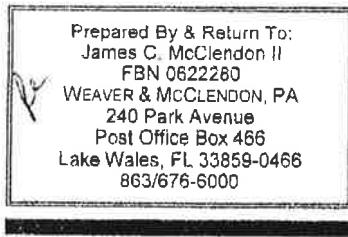
LAKE ASHTON HOMEOWNERS
ASSOCIATION, INC., a Florida not for profit
corporation

By: 
Lawrence T. Maxwell, its President

LAKE ASHTON DEVELOPMENT GROUP,
LLC, a Florida limited liability company
By: CRF Management Co., Inc., a Florida
corporation, its managing member

By: 
Print Name: Lawrence T. Maxwell
Title: President

INSTR # 2007004766
BK 25 PGS 2273-2274 PG(s) 2
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RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 18.50
RECORDED BY C Vargas



**SECOND AMENDMENT TO ARTICLES OF INCORPORATION OF
LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Articles of Incorporation (the "Articles") of **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.** (the "Association"), provide that said Articles may be amended from time to time, and

WHEREAS, two-thirds (2/3) of the Board of Directors of the Association have approved the following amendment,

NOW THEREFORE, Section 10 titled Board of Directors of the Articles of Incorporation of Lake Ashton Homeowners Association, Inc., dated January 22, 2002, and recorded February 15, 2002, in Official Record 4928, Page 1708, public records of Polk County, Florida, and as previously amended by that certain Articles of Amendment to Articles of Incorporation of Lake Ashton Homeowners Association, Inc., filed with the Secretary of State on December 22, 2005, is hereby amended and restated in its entirety as follows:

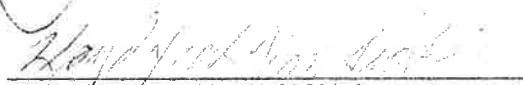
"10. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) nor more than nine (9) members."

In witness whereof, **LAKE ASHTON HOMEOWNERS ASSOCIATION, INC.**, hereby executes this **FIRST AMENDMENT TO ARTICLES OF INCORPORATION OF LAKE ASHTON**

HOMEOWNERS ASSOCIATION, INC., on December 6, 2006.

**LAKE ASHTON HOMEOWNERS
ASSOCIATION, INC.:**

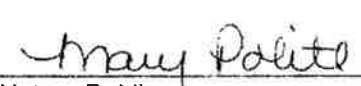

JOSEPH "JAKE" EATON, Its President


LLOYD "JACK" VAN SICKLE
Its Secretary

ACKNOWLEDGMENT

This instrument was acknowledged before me in Polk County, Florida, on December 6, 2006, by JOSEPH "JAKE" EATON, as President, and by LLOYD "JACK" VAN SICKLE, as Secretary, and on behalf of LAKE ASHTON HOMEOWNERS ASSOCIATION, INC., ☐ personally known to me, or ☐ driver's licenses verified identities (Indicate by "X").




Notary Public

My Commission Expires:

