

**Grandin Lake Shores Association, By-Laws:**

**REVISED April 4, 2016**

In accordance with the provisions of the Charter of Grandin Lake Shores Association, Inc. and By-Laws recorded in Official Record Book 48, Page 665 of the Public Records of Putnam County, Florida. More particularly described to wit:

That part of Section 34, Township 9 South, Range 24 East, more particularly described in Deed Records in Official Record Book 45, Page 447 of the Public Records of Putnam County, Florida.

That by a majority vote of the Board of Directors of Grandin Lake Shores Association, Inc. Concluding September 14, 2015, the corresponding By-Laws shall hereby be amended as follows: Article V - Officers

**Section 3 REMOVAL.** Any officer may be removed by a two-thirds (2/3) vote of the Board of Directors. Three consecutive absences from regular meetings will call for an investigation by a committee of three (3) appointed by the president. Results of the investigation need to be brought back to the Board for a final decision. A "make-up" for any regular Board meeting absence may be earned if the Board member, within 14 days before or after the absence, completes any of the following:

- (a) Attend a meeting of a committee to which the member is assigned**
- (b) Attend and participate in a service project to benefit the association that is authorized by the Board**
- (c) Attend and participate in a community event that is authorized by the Board**

That by a majority vote of the Board of Directors of Grandin Lake Shores Association, Inc., concluding April 4, 2016, the corresponding By-Laws Shall hereby be amended as follows:

**GRANDIN LAKE SHORES ASSOCIATION, INC. BY-LAWS**

**Notice for Maintenance Fees**

**Statement mailings:**

- 1. The first statement notices of maintenance fees shall be mailed October for the upcoming year.**
- 2. The second statement of notice of maintenance fees shall be mailed March, and include an additional service charge of ~~\$10.00~~ \$25.00 to cover documents and mailings. This notice would advise that the rights and privileges of property owners are suspended, as of April, 1<sup>st</sup> and liens will be filed, and possible foreclosures. The Association shall seek reasonable attorney fees, plus court costs and interests allowed by law if fees are not paid. *(Approved Board change 10-05-2015)*  
*(Approved Board Change of Service charge Amount 4-4-2016)***

**3. Estoppel certificates.—**Within 15 days after the date on which a request for an estoppel certificate is received from a parcel owner or mortgagee, or his or her designee, the association shall provide a certificate signed by an officer or authorized agent of the association stating all assessments and other moneys owed to the association by the parcel owner or mortgagee with respect to the parcel. The Association will charge a \$50.00 fee that is payable upon the preparation of the certificate. The amount of such fee must be stated on the certificate.

Any person other than a parcel owner who relies upon a certificate receives the benefits and protection thereof.

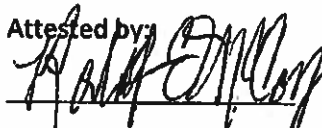
If the certificate is requested in conjunction with the sale or mortgage of a parcel but the closing does not occur and no later than 30 days after the closing date for which the certificate was sought the preparer receives a written request, accompanied by reasonable documentation, that the sale did not occur from a payer that is not the parcel owner, the fee shall be refunded to that payer within 30 days after receipt of the request. The refund is the obligation of the parcel owner, and the association may collect it from that owner in the same manner as an assessment as provided in this section. *(Approved Board change 10-05-2015 )*


There being a quorum of Board Members present at the March 7, 2016 Board meeting the first reading of the Revision of By-laws was conducted. The second reading was conducted on April 4, 2016 as required then the Board Members held a vote. The Revision of By-laws was approved.


Dated this \_\_\_\_\_ day of May 2, 2016

Corporate Seal


Attested by:

  
Robert McCoy, President

  
Karen McCarthy, V.P.

  
Mary Brown

George Clark

  
Glenda Woodard

Kris Hilliard



William Spotnagle



State of Florida  
County of Putnam

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert E. McCoy who  is/are personally known to me, or  who produced \_\_\_\_\_ as identification.

Witness my hand and official seal in the State and County last aforesaid on this 10<sup>th</sup> day of May 2016.

Melissa D. Wyatt  
Notary Signature

Melissa D. Wyatt  
Printed Name

(SEAL)

July 2, 2017  
Exp Date                      Commission #

