

THIS DOCUMENT PREPARED BY
AND TO BE RETURNED TO
Timothy C. Schuler, Esquire
8200 Seminole Blvd.
Seminole, FL 33772
TCS File #7361

CERTIFICATE OF AMENDMENT TO THE
BY-LAWS OF
WEST RIDGE OF SEMINOLE H.O.A., INC.

WHEREAS, the Amended and Restated By-Laws of West Ridge of Seminole H.O.A., Inc., a Florida corporation not for profit (the "By-Laws"), was recorded on April 18, 2014 at Official Records Book 18375, Page 1066 (see pages 1110 - 1119) of the Public Records of Pinellas County, Florida; and

WHEREAS, the By-Laws provide they may be amended by a majority vote of the Board of Directors; and

WHEREAS, this is a first Amendment to the Restated By-Laws; and

WHEREAS, at a Special Meeting of the Directors of West Ridge of Seminole H.O.A., Inc., at which a quorum was present, and by a vote of 100% of the entire membership of the Board of Directors, the following Amendments to the By-Laws were adopted.

1. ARTICLE VII, OFFICERS AND THEIR DUTIES, Section 7, Multiple Offices, is amended as follows:

Section 7. Multiple Offices. ~~The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article. Any one person may hold any two of the following offices: Vice-President, Secretary, Treasurer or those created by Section 4 of this Article.~~

2. ARTICLE VIII, COMMITTEES, is amended as follows:

~~The Association shall appoint an Architectural Committee, as provided in the Declaration. The Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.~~

Section 1. The Association shall appoint an Architectural Committee, as provided in the Declaration. The Board of Directors shall act as the Architectural Committee in the absence of an appointed committee, or if the appointed committee is unable to field a quorum after two

separate meeting attempts at least ten days apart.

Section 2. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

2. ARTICLE X, ASSESSMENTS, is amended as follows:

Section 1. Late Fees. As more fully provided in the Declaration, each member is obligated to pay to the Association all assessments ~~as listed in the Declaration~~ duly levied, which are due on the 1st day of each month, incur a \$50.00 late fee after the 5th, and unless otherwise provided in the action authorizing a special assessment, are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid ~~when due shall be delinquent if the assessment is not paid~~ within thirty (30) days after the due date, shall be considered delinquent and the assessment shall bear interest at the maximum rate allowed by law (currently 18%), and

Section 2. Enforcement. The Association may file a Claim of Lien for unpaid assessments, late fees, interest, attorney's fees and costs, and bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment; provided however, in no event shall this interest rate exceed the maximum allowed by law.

Section 3. Liability. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his/her Parcel or any dispute with the Association.

The President and Secretary of West Ridge of Seminole H.O.A., Inc., hereby certify the accuracy of the recitals herein and execute this Amendment to the By-Laws on December 31, 2019.

WEST RIDGE OF SEMINOLE H.O.A., INC.

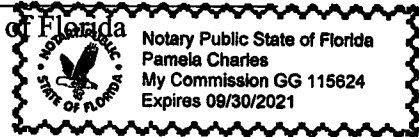
Warner L. Victor
By: WARNER L. VICTOR, President

Marie D. Nassiff
By: MARIE D. NASSIFF, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to or affirmed and signed before me on this 31st day of December, 2019,
by WARNER L. VICTOR, as President of West Ridge of Seminole H.O.A., Inc., a Florida
corporation not for profit, who is personally known to me, or who produced a FL Driver's License
as identification.

Pamela L. Charles
Notary Public - State of Florida



STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to or affirmed and signed before me on this 31st day of December, 2019,
by MARIE D. NASSIFF, as Secretary of West Ridge of Seminole H.O.A., Inc., a Florida corporation
not for profit, who is personally known to me, or who produced a FL Driver's License as
identification.

Pamela L. Charles
Notary Public - State of Florida

