

ADOPTED AMENDMENT TO THE  
BY-LAWS OF WOODFIELD COMMUNITY ASSOCIATION, INC.

It has been adopted to add Article XIX to the By-Laws to read as follows:

ARTICLE XIX  
ALTERNATIVE DISPUTE RESOLUTION

The Association shall have the authority to levy fines for violations of the By-Laws, the Declaration of Covenants and Restrictions and Rules properly adopted by the Association. The board shall have the authority to promulgate rules to maintain the integrity of this provision and implement to the terms hereof.

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TOTAL: 32000  
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INST # 94-074036  
MAR 15, 1994 10:22AM

PINELLAS COUNTY FLA.  
OFF.REC.BK 8596 PG 1165

Prepared By and Return To:  
Robert L. Tankel, Esquire  
Becker & Poliskoff, P.A.  
33 N. Garden Avenue, Suite 960  
Clearwater Tower  
Clearwater, FL 34615-4116

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MAR 15 1994  
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**CERTIFICATE OF AMENDMENT  
TO THE BY-LAWS OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.  
AN EXHIBIT TO THE DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR  
WOODFIELD**

10.50

WE HEREBY CERTIFY THAT the attached amendments to the By-Laws of Woodfield Community Association, Inc., an Exhibit to the Declaration of Covenants and Restrictions for Woodfield, as described in Book 6285 at Page 673 et seq., and Plat Book 94, Page 5, of the Official Records of Pinellas County, Florida, was duly approved in the manner required by the By-Laws, at a meeting of the Board of Directors, held on February 10, 1994. The By-Laws of the Association are unrecorded; however, an amendment was recorded at Book 8364, Page 1627 of the Official Records of Pinellas County, Florida. The purpose of recording this instrument is to put the world on notice of the fact that future amendments will not be recorded, but may be found among the Association's permanent official records.

IN WITNESS WHEREOF, we have affixed our hands this 7<sup>th</sup> day of March 1994, at Pinellas County, Florida.

WOODFIELD HOMEOWNERS  
ASSOCIATION, INC.

Witnesses:

Dolores Turner

By: ROBERT DRAY (SEAL)  
ROBERT DRAY, PRESIDENT

Dolores Turner

Printed Name

Robert Dray

Attest: Nancy Uelmen  
NANCY UELMEN, SECRETARY

Lotha H. Peick

Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared ROBERT DRAY and NANCY UELMEN, to me known to be the President and Secretary, respectively, of WOODFIELD COMMUNITY ASSOCIATION, INC., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced N/A and N/A (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 7<sup>th</sup> day of March 1994.

Bernadette P. Massaro  
Notary Public

BERNADETTE P. MASSARO  
Printed Name:

My commission expires:  
ff:\up\woodfield\certendf.byf

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES AUG. 11, 1996  
DON DND THRU GENERAL INV. UND.

KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY: S

ADOPTED AMENDMENT TO THE  
BY-LAWS OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

Additions indicated by underlining.  
Deletion indicated by striking through.

Article VIII, Section 7 of the By-laws is adopted to read as follows:

Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget accepted by the Board of Directors. The Treasurer shall sign all checks and notes of the Association provided that such checks and notes shall also be signed by the President or the Vice President. In the absence of the Treasurer, the Assistant Treasurer shall be authorized to sign such checks. The Treasurer shall keep proper books of account and cause an annual unaudited report of the Association's finances to be made by a certified public accountant at the completion of each fiscal year. He shall prepare an annual balance sheet statement, and the budget and balance sheet statement shall be presented to the membership at its regular annual meeting.

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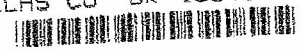
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CTF-WOODFIELD

RECORDING

1 \$10.50

TOTAL: \$10.50  
CHARGE AMOUNT \$10.50



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RECORDING 002 PAGES 1 \$10.50  
TOTAL: \$10.50  
CHARGE AMOUNT: \$10.50

CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

We, Robert Dray, as President and Linda Tuma, as Secretary of Woodfield Community Association, Inc., do hereby certify that by the affirmative vote of at least two-thirds (2/3) of the members of the Board of Directors at a meeting held April 19, 1999, held in accordance with the By-Laws of this Association, the following amendment to the By-Laws was duly enacted:

ARTICLE XIX, OF THE BY-LAWS IS AMENDED TO READ AS FOLLOWS:

ARTICLE XIX  
ALTERNATIVE DISPUTE RESOLUTION

FINES

~~The Association shall have the authority to levy fines for violations of the By-Laws, the Declaration of Covenants and Restrictions and Rules properly adopted by the Association. The board shall have the authority to promulgate rules to maintain the integrity of this provision and implement to the terms hereof.~~

The Association may suspend, for a reasonable period of time, the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities and may levy reasonable fines not to exceed \$100.00 per violation, against any member or any tenant, guest, or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing provided that no such fine shall in the aggregate exceed \$1,000.00.

(a) A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If

PREPARED BY & RETURN TO: *ll*  
STEVEN H. MEZER, P.A.  
1212 COURT STREET, SUITE B  
CLEARWATER, FLORIDA 33756

PLATS PERTAINING HERETO ARE  
RECORDED IN PLAT BOOK 94, PAGES  
5 THROUGH 17, ET SEQ., AND THE  
DECLARATION OF COVENANTS AND  
RESTRICTIONS IS RECORDED IN O.R.  
BOOK 6286, PAGE 675, ET SEQ.

the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.


(b) The requirements of this subsection do not apply to the imposition of suspensions or fines upon any member because of the failure of the member to pay assessments or other charges when due if such action is authorized by the governing documents.

(c) Suspension of common area use rights shall not impair the right of an owner or tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park.

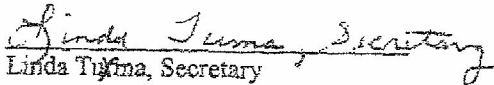
(d) The Association may suspend the voting rights of a member.

**CODING:** The full text to be amended is stated: New words to be inserted are double underlined, words to be deleted are lined through with hyphens.

WOODFIELD COMMUNITY ASSOCIATION,  
INC.

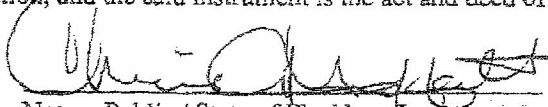
By:   
Robert Dray, President


ATTEST:

  
Linda Tufma, Secretary

STATE OF FLORIDA        )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 1999 by Robert Dray and Linda Tufma, President and Secretary, respectively, of WOODFIELD COMMUNITY ASSOCIATION, INC., who are personally known to me or who have produced \_\_\_\_\_ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment of the By-Laws of Woodfield Community Association, Inc., and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

 (SEAL)  
Notary Public / State of Florida at Large  
Cherie A. Mofatt  
Print or Type Notary Signature

 Cherie A Mofatt  
My Commission CC882366  
Expires November 1, 2001

Commission Number \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Prepared By and Return To:  
Joseph R. Cianfrone, P.A.  
1964 Bayshore Boulevard  
Dunedin, Florida 34698

CERTIFICATE OF AMENDMENT  
TO  
BY-LAWS  
OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Board of Directors on SEPT 20, 2005, 2005, by a two-thirds (2/3) vote of the members of the Board of Directors present at such duly called meeting, the By-Laws of Woodfield Community Association, Inc., are hereby amended as follows:

The By-Laws of Woodfield Community Association, Inc. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to By-Laws of Woodfield Community Association, Inc."

IN WITNESS WHEREOF, WOODFIELD COMMUNITY ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 20<sup>th</sup> day of SEPTEMBER, 2005.

WOODFIELD COMMUNITY ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Colleen Bebell  
Secretary

By: [Signature]

President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

On this 20 day of SEPT, 2005, personally appeared before me ROBERT DRAY, President, and COLLEEN BEBELL

ADOPTED AMENDMENT TO  
BY-LAWS  
OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

KEN SHAW, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INSTR: 2006416386 11/15/2006 at 08:48 AM  
OFF REC BK: 35476 PG: 1263-1265  
DocType: RST RECORDING: 327.00

Article VIII, Section 7 of the By-Laws is amended to read as follows:

Section 7. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget accepted by the Board of Directors. The Treasurer shall sign all checks and notes of the Association provided that such checks and notes shall also be signed by the President or Vice President. In the absence of the Treasurer, the Assistant Treasurer shall be authorized to sign such checks. The Treasurer shall keep proper books of account and for odd number years cause an unaudited report of the Association's finances to be made by a certified public accountant at the completion of the fiscal year. He shall prepare an annual balance sheet statement, and the budget and balance sheet statement shall be made available to the membership no later than sixty (60) days

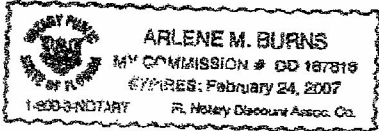
STATE OF FLORIDA        )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 31 day of OCTOBER, 2006 by Robert Dray and Colleen BeBell, to me known to be the President and Secretary of Woodfield Community Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

Arlene M Burns  
NOTARY PUBLIC

ARLENE M BURNS  
Printed Name of Notary Public

My Commission Expires:



SCHEDULE OF AMENDMENTS  
TO  
BY-LAWS  
OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS....

1. ARTICLE XVIII, INDEMNIFICATION OF OFFICERS AND DIRECTORS, of the By-Laws shall be amended to read as follows:

Every Director and Officer for the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or settlement thereof in which he may become involved, by reason of his being or having been a Director or Officer of the Association. This indemnification shall apply whether or not he is a Director or Officer at the time such liabilities or expenses are incurred, except in cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. ~~In the event of a settlement, the indemnification established herein shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Association.~~ The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled. The Board of Directors of the Association shall have the power to purchase and maintain insurance to cover such indemnification. This indemnification Article may be amended only by the approval of ninety percent (90%) of the membership.

M:\amends\AMENDS\Woodfield-By-Laws-IndemAM.0705.wpd

EXHIBIT "A"

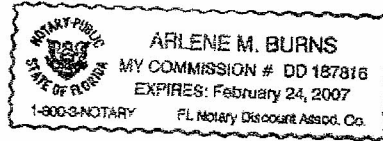


Secretary of WOODFIELD COMMUNITY ASSOCIATION, INC., and  
acknowledged the execution of this instrument for the purposes  
herein expressed.

*Arlene M. Burns*

NOTARY PUBLIC

My Commission Expires:



SCHEDULE OF AMENDMENTS  
TO  
BY-LAWS  
OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS...

ARTICLE X, MEETINGS OF MEMBERS; QUORUM, Section 1, Annual Meeting, paragraph 3, of the By-Laws shall be amended to read as follows:

3. The approval of the annual budget shall not be included in the Annual Meeting but shall be the subject of a Special Meeting held for that purpose in ~~December~~ November of each year.

Prepared By and Return To:  
Joseph R. Cianfrone, P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2014022771 01/27/2014 at 04:17 PM  
OFF REC BK: 18290 PG: 2660-2662  
DocType:CTF RECORDING: \$27.00

CERTIFICATE OF AMENDMENT  
TO  
BY-LAWS  
OF  
WOODFIELD COMMUNITY ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Board of Directors on November 19, 2013, 2014, by a two-thirds (2/3) vote of the members of the Board of Directors present at such duly called meeting, the By-Laws of Woodfield Community Association, Inc., are hereby amended as follows:

The By-Laws of Woodfield Community Association, Inc. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to By-Laws of Woodfield Community Association, Inc."

IN WITNESS WHEREOF, WOODFIELD COMMUNITY ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 21 day of JANUARY, 2014.

WOODFIELD COMMUNITY  
ASSOCIATION, INC.:

(Corporate Seal)

ATTEST:

By:

Robert DeSt, President

Printed Name

Kathy Kubalski  
Kathy Kubalski, Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

On this 21 day of JANUARY, 2014, personally appeared before me  
Robert Dray, President, and KATHY KUKULSKI, Secretary of  
Woodfield Community Association, Inc., and acknowledged the execution of this instrument for  
the purposes herein expressed.

Arlene M Burns  
NOTARY PUBLIC

My Commission Expires:

