



**CERTIFICATE  
AMENDMENTS  
BYLAWS  
OF**

**THE SANCTUARY AT HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC.**

The Bylaws for The Sanctuary at Hammock Creek have been recorded in the Public Records of Martin County, Florida, at Official Records Book 3247, Page 2676 et seq. The same Bylaws of The Sanctuary at Hammock Creek are hereby amended as approved by a majority vote of the Board of Directors at the duly convened Board Meeting held on May 4, 2021.

1. Article IV, Section 3 is amended to read as follows:

**Article IV  
Members**

SECTION 3. Annual Meetings. The annual meeting of the Members of the Association shall be held during the first quarter of each year. The purpose of the annual meeting of Members shall be to elect Directors and to transact such other business as may come before the meeting. If the election of Directors shall not be held on the day designated herein for the annual meeting of the Members, or at any adjournment thereof, the Board of Directors shall cause such election to be held at a special meeting of the Members as soon thereafter as conveniently may be.

2. Article V, Section 2a is amended to read as follows:

**Article V  
Board of Directors**

SECTION 2. Election and Term of Office.

- a. Directors shall be elected at the annual meeting of Members, except as provided in Sections 3 and 4 of this Article. At each meeting of Members for the election of Directors at which a quorum is present, the persons receiving the greatest number of votes, up to the number of Directors to be elected, shall be the Directors. Each Director shall hold office until the next succeeding annual meeting, or until his successor is elected and qualified, his earlier resignation by written notice to the Secretary of the Association or his removal from office. The procedure for electing Directors by the Members shall be as follows:
  1. At least sixty (60) days prior to the date of the annual meeting, the Association shall send to all Members a notice of the date of election and a request that all Members desiring to be candidates for the Board of Directors submit a notice of intent to run form with their name along with a

one (1) page summary of the candidate's qualifications.

2. All Members desiring to be candidates must submit the notice of intent to run form and one-page summary of qualifications at least forty (40) days prior to the annual meeting, which must be delivered or mailed so as to be received at the Association office by the forty (40) day deadline. Forms received after the deadline shall not be considered.
3. The election shall be by written ballot. Along with the notice of the annual meeting, each Member shall be sent the summaries of qualifications of all the candidates, a written ballot, a limited proxy and an envelope for returning the ballot and proxy. The ballot may be cast in person at the annual meeting or may be mailed or delivered to the Association office along with a limited proxy which must be received prior to the start of the counting of ballots in order to be counted in the election.
4. There will be no nominations from the floor. Each Member shall be entitled to cast votes for as many candidates as there are vacancies to be filled. There shall be no cumulative voting, i.e. voter cannot cast more than one (1) vote for a candidate.
5. In the event that the number of candidates equals the number of vacancies or is less than the number of vacancies to be filled, no balloting will be necessary.

(The balance of the Bylaws remains unchanged.)

3. The foregoing amendments to the Bylaws of The Sanctuary at Hammock Creek were approved by a majority vote of the Board of Directors at the duly convened Board Meeting held on May 4, 2021.
4. All provisions of the Bylaws of The Sanctuary at Hammock Creek are herein confirmed and shall remain in full force and effect, except as specifically amended here in.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 15<sup>th</sup> day of July, 2021.

**WITNESSES AS TO PRESIDENT:**

**THE SANCTUARY AT HAMMOCK  
CREEK HOMEOWNERS  
ASSOCIATION, INC.**

Frank DeCesare  
Print Name: Frank DeCesare

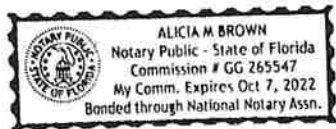
By: Chris Wetska, President

Todd Batchelder  
Print Name: Todd Batchelder

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of  physical presence or  online notarization, by Chris Wetska, as President of The Sanctuary at Hammock Creek Homeowners Association, Inc.,  who is personally known to me, or  who has produced \_\_\_\_\_ as identification on July 15, 2021.

**Notarial Seal**



Alicia M. Brown  
Notary Public  
Print Name: Alicia M. Brown  
My Commission Expires: 10/7/2022

**WITNESSES AS TO SECRETARY:**

**THE SANCTUARY AT HAMMOCK  
CREEK HOMEOWNERS  
ASSOCIATION, INC.**

Frank DeCesare  
Print Name: Frank DeCesare

By: SVANTH, Secretary

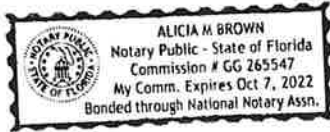
Todd Batchelder  
Print Name: Todd Batchelder



STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of  physical presence or  online notarization, by Stuart Trent, as Secretary of The Sanctuary at Hammock Creek Homeowners Association, Inc.,  who is personally known to me, or  who has produced \_\_\_\_\_ as identification on July 15, 2021.

**Notarial Seal**



Alicia M. Brown  
Notary Public  
Print Name: Alicia M. Brown  
My Commission Expires: 10/7/2022