

Prepared by/return to:
Hans C. Wahl, Esq.
Cobb & Gonzalez, P.A.
4655 Salisbury Road, Suite 200
Jacksonville, FL 32256

FIRST AMENDMENT TO BYLAWS OF
CREEKSIDE AT TIMUQUANA HOMEOWNERS ASSOCIATION, INC.

THIS FIRST AMENDMENT to the Bylaws of Creekside at Timuquana Homeowners Association, Inc. is made this 12 day of March, 2025 by Creekside at Timuquana Homeowners Association, Inc. (the "Association").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Creekside at Timuquana was recorded on September 18, 2020, in the Official Records of Duval County, Florida at Book 19376, Page 64 *et seq* (the "Declaration");

WHEREAS, the Bylaws of Creekside at Timuquana Homeowners Association, Inc. were attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Creekside at Timuquana (the "Bylaws");

WHEREAS, the Association desires to amend the Bylaws as stated within this First Amendment;

WHEREAS, this First Amendment to the Bylaws is made pursuant to Article X of the Bylaws, and by a majority vote of the voting interests in the Association at the meeting held on the 12 day of March, 2025;

NOW, THEREFORE, the Bylaws of Creekside at Timuquana Homeowners Association, Inc. are amended as follows:

ARTICLE III: DIRECTORS AND OFFICERS

Section 3.1. Number of Directors:

The affairs of the Association shall be managed by a Board of Directors which shall consist of ~~not less than~~ three (3) individuals, who shall be elected pursuant to Section 3.8 of these Bylaws. ~~appointed by Hoose Homes and Investments, LLC, a Florida limited liability company (the "Developer"), until Turnover of Control.~~ Directors must be Members of the Association.

ARTICLE IX: ASSESSMENTS

Section 9.2 Determination of Monthly Assessment:

Prior to the beginning of each fiscal year, the Board shall establish the amount of the monthly Assessment for each month necessary to fund the budget as approved by the Board. The Board shall have the authority to adopt a budget in any fiscal year that increases the monthly assessments by up to ten (10%) percent over the prior year's budget for the preceding fiscal year without a vote of the Members. Any proposed budget that increases the monthly assessments by more than ten (10%) percent over the prior year's budget for the preceding fiscal year requires approval by a majority of the Members present, either in person or by proxy, at a meeting at which a quorum of the Members is attained.

A. This instrument is signed by the duly authorized Director of the Association and this First Amendment to the Bylaws has been approved by a majority vote of the voting interests in the Association.

B. The remaining provisions of the Bylaws shall remain in full force and effect. All defined terms shall be as stated in the Declaration of Covenants, Conditions and Restrictions for Creekside at Timuquana or the HOA Act, Chapter 720, Florida Statutes, unless otherwise stated herein.

IN WITNESS WHEREOF, the undersigned, being the Association has caused this First Amendment to the Bylaws to be executed by its duly authorized officers and affixed its corporate seal as of this 4 day of April, 2025.

Signed, sealed and delivered
in the presence of:

Witness: Kathy Hall

Print name: Kathy Hall

Address: 7400 Bay meadows Way

CREEKSIDE AT TIMUQUANA
HOMEOWNERS ASSOCIATION, INC., a
Florida non-profit corporation

By: Shane Selterre
Shane Selterre, President

Witness: Melissa Goebeler

Print name: Melissa Goebeler

Address: 7400 Baymeadows Way

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of April, 2025, by Shane Selterre, as President of Creekside at Timuquana Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

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is/are personally known to me.

produced a current driver's license as identification.

produced _____ as identification.

{Notary Seal must be affixed}

Margaret C. Flowe
SIGNATURE OF NOTARY

Margaret C. Flowe
Name of Notary *(Typed, Printed or Stamped)*

