

AMENDED AND RESTATED BYLAWS
OF RIVER STORY HOA INC.

[Substantial rewording. See original for prior text.]

ARTICLE I
DEFINITIONS

Section 1. Definitions: To the extent not otherwise specifically defined in these Bylaws, all capitalized terms contained in these Bylaws shall have the same meanings as such terms are defined by the Amended and Restated Declaration of Covenants and Restrictions for River Story₂ (“the Declaration”) and as recorded in public records of Duval County, Florida, as the same may be amended from time to time.

ARTICLE II
MEMBERSHIP

Section 1. Membership. Membership in the Association shall be determined in accordance with the provisions of the Amended and Restated Articles of Incorporation of the Association (the “Articles”) and the Declaration.

Section 2. Rights and Suspension. Certain rights of membership are subject to the timely payment of annual and special assessments levied by the Association. The obligation of payment of the assessments that are imposed against each Owner of, and becomes a lien upon, the Lots against which such assessments are made as provided in the Declaration.

Section 3. Voting Rights. Membership in, and the voting rights of each Member of, the Association shall be as set forth in the Declaration and Articles, and the manner of exercising voting rights shall be as set forth therein and in these Amended and Restated Bylaws for River Story HOA, Inc. (the “Bylaws”). There shall be one vote per Lot.

Section 4. Transfer of Membership. The rights of each Member shall be appurtenant to his or her ownership of Residential Property, as specified in the Declaration, and may not be separated from such property, and shall automatically pass to the successors and assigns of a Member regarding his or her Lot upon the recording of the change in ownership of the Residential Property in the Public Records of Duval County, Florida and in the records of the Association.

Section 5. Designation of Voting Authorization. If any Residential Property is owned by an entity, the person authorized to cast such vote along with the extent of such person’s authority, shall be designated by a “Certificate of Authority” signed by all persons listed as directors and officers of that entity by the Secretary of State, Division of Corporations, on its website, www.sunbiz.org. Such Certificate of Authority must be filed with the Secretary of the Association. If the Residential Property is held in trust a Certificate of Authority must be signed by the trustee of record for the trust and filed with the Secretary of the Association. A Certificate of Authority may be revoked in writing by the Member who submitted the Certificate of Authority. At the Board’s discretion, no Member shall be entitled to vote in any election, recall, or on any matter unless and until such Certificate of Authority has been filed with the Secretary of the

Association. A Power of Attorney may not be used for voting or to exercise any other rights of a homeowner, including, but not limited to, attendance at meetings, and the right to speak at a meeting.

ARTICLE III
MEMBERSHIP MEETINGS

Section 1. Annual Members' Meetings. The annual meeting of the Members of this Association shall be held at such place, at such time and on such date each year as is from time to time designated by the Board of Directors, for the purpose of electing Directors (if election of Directors is necessary under the Declaration and the Articles) and transacting any other business authorized to be transacted by the Members. Failure to hold an annual meeting timely shall in no way affect the terms of the Officers or Directors of the Association or the validity of action of the Directors, the Officers, or the Association. All Directors will serve until the election of Directors at the next annual meeting. There shall be an annual meeting at least once per calendar year. The annual meeting may only be postponed for a state of emergency, as defined by Florida Statute §720.316.

Section 2. Special Members' Meeting.

- (a) Special meetings of the Members may be called by any one of the following persons or groups:
 - 1. The President;
 - 2. A majority of the Board of Directors;
 - 3. Members representing at least thirty percent (30%) of the total voting interests of the Association.

- (b) Business conducted at a special meeting is limited to the purposes described in the notice of the meeting. No other business may be conducted.

Section 3. Notice of Special Meeting. Notice of a special meeting must include the description of the purpose or purposes for which the meeting is called.

Section 4. Notices of Meetings. The Association shall give all Owners and Members actual notice of all membership meetings, which shall be mailed, hand delivered, or electronically transmitted to the Members not less than fourteen (14) days prior to the meeting; provided, however, that a Member must consent in writing to receive notice by electronic transmission. Evidence of compliance with this 14-day notice shall be made by an affidavit executed by the person providing the notice and filed upon execution in the official records of the Association. In addition to mailing, hand delivering, or electronically transmitting the notice of any members' meeting, the Association shall post a notice of the meeting not less than fourteen (14) days in a conspicuous place within the Subdivision or just outside the entrance.

Section 5. Defects in Notice, Etc.; Waived by Attendance. A Member may waive any notice required by these Bylaws before or after the date and time stated in the notice. The waiver must be in writing, signed by the Member entitled to the notice, and be delivered to the Association for inclusion in the minutes and filed in the official records of the Association. A member's attendance at a meeting waives objection to lack of notice or defect of notice of the meeting, unless the Member, at the beginning of the meeting, objects to holding the meeting or transacting business

at the meeting. A Member's attendance at the meeting also serves to waive objection to the consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice unless the Member specifically objects to the consideration of the matter when it is presented.

Section 6. Right to Speak. Members have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion or indicated on the agenda. Notwithstanding any Rules or Regulations adopted by the Association or the Board of Directors, a Member has the right to speak for up to three (3) minutes on any item, provided the Member submits a written request to speak prior to the meeting. The Association may adopt reasonable Rules and Regulations governing the frequency, duration or other manner of the Member's statements, which rules must be consistent with this subsection.

Section 7. Conduct. The Board of Directors may adopt reasonable Rules and Regulations or policies regarding conduct at meetings in order to maintain a safe environment, effective communications and to conduct business in an orderly manner. The Board of Directors, by a majority vote, shall have the authority to remove a disorderly Member from the meeting.

Section 8. Adjournment. Adjournment of an annual or special meeting to a different date, time, and/or location may be announced at that meeting before an adjournment is taken, or by notice of a new date, time and/or location pursuant to Article III, Section 4 of these Bylaws. Any business that might be transacted at the original meeting may be transacted at the adjourned meeting. Any Member who is entitled to vote and was not a record title holder of Residential Property and a Member at the time of the original meeting must be given notice of the new meeting date.

Section 9. Quorum. A quorum to conduct business at a membership meeting shall be thirty percent (30%) of the total voting interests of the Association in attendance by person or proxy. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than ninety (90) days from the time the original meeting was called. At the reconvened meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is not fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Members in the manner prescribed for regular meetings. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that Members representing at least twenty (20%) percent of the total votes of the Association remain present, and provided further that any action taken shall be approved by at least a majority of the Members required to constitute a quorum.

Section 10. Method of Conducting Members Meetings. The President or the President's designee shall preside over all members meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring thereat.

Section 11. Proxy Voting.

(a) The Members have the right to vote in person or by proxy.

(b) To be valid, a proxy must state the date, time and location of the meeting for which it is given. The proxy must be dated and signed by the authorized person who executed the proxy and the Member must fill in the address of their property located within the Subdivision. Any Member wishing to assign their proxy to someone other than the Secretary of the Association must fill in the name of the proxy holder with their own hand. Any defect in the proxy in accordance with these provisions will render the proxy invalid.

Section 12. Ballots. Each Member will receive a ballot for the election of Directors. A proxy holder will receive one ballot for each proxy held. Candidates will be listed in alphabetical order in accordance with their last name. A member may only vote for the number of candidates equal to the number of seats on the Board of Directors to be filled. Any ballot which cast votes for more Directors than vacant seats will be considered defective and not counted in the election.

Section 13. Recording. Any Member may audio or video record meetings of the members or Board of Directors. The manner of such recording shall not be done in any manner to disrupt the meeting. The Board may adopt reasonable Rules and Regulations governing the recording of meetings.

Section 14. Order of Business. The order of business at the annual meeting, and at all other meetings as is practicable, shall be:

- (a) Calling of the roll and certifying proxies.
- (b) Proof of notice of meeting or waiver of notices.
- (c) Reading and approval of minutes; disposal of any unapproved minutes.
- (d) Reports of Officers.
- (e) Reports of committees.
- (f) Election or appointment of Directors (as applicable).
- (g) Unfinished business.
- (h) New business.
- (i) Member's right to speak.
- (j) Adjournment.

ARTICLE IV **BOARD OF DIRECTORS**

Section 1. Number, Appointment, Election, Term. The Directors of the Association shall be elected at the annual meeting of the Members by a plurality of the votes cast. The election procedure is set forth in Article V of these Bylaws. The initial Board of Directors shall consist of

three Directors and shall always be an odd number with a maximum number of seven (7) Directors. The number of Directors may be increased or decreased by a majority vote of the Board of Directors at any Board of Directors meeting prior to the annual meeting and upon motion by any Director and a majority vote of the Board. No decrease in the number of Directors shall have the effect of shortening the term of any incumbent Director. Despite the expiration of a Director's term, each Director will hold office until such time as his or her successor has been elected or there is a decrease in the number of Directors. Should there be less candidates than vacancies, the candidates are automatically seated and no election is required. Any vacant Director seats in between elections can be filled by appointment by a majority vote of the existing Directors. The initial Board of Directors shall consist of three (3) members who shall each serve one-year terms. If the number of Directors is increased, each Director shall serve a one-year term.

Section 2. Recall or Removal. Any Director may be removed from office by a recall vote held in accordance with Chapter 720, Florida Statutes. Officers may be removed from office by a majority vote of the Board of Directors; however, if such officer is also a Director, such vote will not affect their position as a voting Director.

Section 3. Qualifications and Disqualification. All Members are eligible to serve on the Board of Directors unless he or she is past due in any monetary obligation at the time the annual meeting is called to order or if he or she is a convicted felon who has not had their rights restored. Any Director who is past due ninety (90) days in the payment of any monetary obligation is removed from the Board of Directors by operation of law pursuant to Chapter 720, Florida Statutes.

Section 4. Vacancies. The Board of Directors has the authority to appoint any qualified person to the Board of Directors to fill a vacancy caused by recall, resignation, incapacitation, death or disqualification. The appointee shall serve for the remainder of the term of the Director who was recalled, resigned, disqualified, has become incapacitated, or is deceased.

Section 5. Organizational Meeting. The first meeting of the duly elected Board of Directors, for the purpose of organization, shall be held immediately after the annual meeting of Members, provided the majority of the Members of the elected Board of Directors are present. Any action taken at such meeting shall be by a majority of the Board of Directors. If the majority of the Members of the Board of Directors elected shall not be present at that time, or if the Directors shall fail to elect officers, the meeting of the Board of Directors to elect officers shall then be held within thirty (30) days after the annual meeting of Members. The only business to be conducted at the Organizational Meeting shall be to elect the officers. An officer need not be a Director except the President shall be a Director.

Section 6. Board Meetings. Regular meetings of the Board of Directors may be held at any place or places within St. Johns or Duval County, Florida, on such days and at such hours as the Board of Directors may reasonably determine.

Section 7. Special Meetings of the Board of Directors. Special meetings of the Board of Directors may be called at any time by the President or by a majority of the Board of Directors and may be held at any place or places within St. Johns or Duval County, Florida, and at any time, provided the proper notice is given pursuant to Section 8 below.

Section 8. Notice of Board Meetings. Notices of all Board of Directors meetings must

be posted in a conspicuous place in the community at least forty-eight (48) hours in advance of a meeting, except in an emergency as designated by Florida Statute §720.316 or an emergency involving a threat to property or the health and safety of the membership. Notice of each special meeting of the Board of Directors, stating the time, place and purpose or purposes thereof, shall be given by or on behalf of the President or by or on behalf of the Secretary or by or on behalf of a majority of the Members of the Board of Directors to each Member. If notice is not posted in a conspicuous place in the community, notice of each Board of Directors meeting shall be mailed or delivered to each Member at least seven (7) days before the meeting. The notice may be by electronic transmission in a manner authorized by law for meetings of the Board of Directors, committee meetings and annual and special meetings of the Members; however, a Member must consent in writing to receiving notice by electronic transmission. Emergency meetings of the Board of Directors may also be held at any place and time without notice by unanimous waiver of notice by all the Directors. Notice of any meeting in which assessments against Lots are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessments. Notwithstanding any provisions of these Bylaws to the contrary, notices of all meetings shall comply with Chapter 720, Florida Statutes, as the same may be amended from time to time ("Chapter 720").

Section 9. Defects in Notice; Waived by Attendance. Notice of a meeting of the Board of Directors need not be given to any Director who signs a waiver or notice either before or after the meeting. Attendance by a Director at a meeting shall constitute waiver of notice of such meeting and a waiver of all objections to the meeting. Notice of a meeting of the Board of Directors shall be by electronic transmission (email) to the Directors.

Section 10. Telephone Participation. Any Director may participate in a Board of Directors' meeting by means of a conference telephone or similar communications equipment, so long as all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at such meeting.

Section 11. Quorum of the Board. A quorum of Directors shall constitute a majority of all Directors, including a vacancy, in attendance for the purposes of meetings of the Board of Directors. The acts approved by a majority vote of the Directors present at a meeting in which a quorum was attained shall constitute the act of the Board of Directors.

Section 12. Compensation. No Director, Officer, or committee member shall receive any compensation from the Association for acting as such; provided any Director may be reimbursed for expenses incurred on behalf of the Association upon approval of a majority of the other Directors.

Section 13. Conflict of Interest. Any Director, Officer or Committee Member who has a financial interest in a business submitting a contract for approval doing business with the Association must disclose the financial interest at the Board of Directors meeting where the contract will be considered for approval. If any Member objects to the contract, the contract must be tabled until the next Board of Directors meeting and a vote of the membership must be taken to approve the contract. A majority vote of the members in attendance is required for approval.

Section 14. Members Rights to Attend Meetings. All meetings of the Board of Directors shall be open to all Members, who have the right to attend all meetings of the Board of Directors and

to speak on any matter placed on the agenda for at least three (3) minutes. The Association may adopt written reasonable rules expanding the right of Members to speak and governing the frequency, duration, and other manner of Member statements, which rules must be consistent with Chapter 720, and may include a sign-up sheet for Members wishing to speak. The requirement that Board of Directors' meetings and committee meetings be open to the Members is inapplicable to meetings between the Board of Directors or a committee and the Association's attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege.

Section 15. Powers and Duties. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs as provided by law and in accordance with the Association's governing documents. In addition to the duties imposed by Chapter 720, together with these Bylaws, the Board of Directors shall have the power to and be responsible for the following, by way of explanation, but not limitation:

- a. preparation and adoption of an annual budget in which there shall be established the obligation of each Owner for the payment of Assessments in accordance with the provisions of the Declaration;
- b. levying Assessments in accordance with the provisions of the Declaration, establishing the means and methods of collecting such Assessments, and establishing the period of the installment payments of the general assessments, which shall be as reasonably determined by the Board of Directors;
- c. providing for the operation, care, upkeep, and maintenance of all of the Common Property;
- d. designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Association, its property, and the Common Property where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;
- e. collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association (reserve or contingency funds may be deposited, in the Directors' reasonable business judgment, in depositories other than banks);
- f. making and amending rules and regulations concerning the Common Property and the use of the Lots so long as such rules do not conflict with the Declaration;
- g. opening of bank accounts on behalf of the Association and designating the signatories required;
- h. making or contracting for the making of repairs, additions, and improvements to

or alterations of the Common Property in accordance with the other provisions of the Declaration and these Bylaws after damage or destruction by fire or other casualty;

- i. enforcing by legal means, the provisions of the Declaration, the Articles, these Bylaws, and the rules and regulations adopted by the Board of Directors and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association after receiving the proper authorization, if any, required by the Declaration;
- j. obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;
- k. paying the cost of all services rendered to the Association or its Members;
- l. maintaining the official records of the Association in accordance with Chapter 720. The official records of the Association shall be available for examination by the Owners and mortgagees, their duly authorized agents, accountants, or attorneys in accordance with the requirements of Chapter 720;
- m. making available for review to any prospective purchaser of a Lot, any Owner of a Lot, any first Mortgagee, and the holders, insurers, and guarantors of a first mortgage on any Lot, current copies of the Declaration, the Articles, the Bylaws, the Association's rules and regulations and all other books, records, and financial statements of the Association;
- n. permitting utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Property;
- o. taking any actions allowed or required to be taken under the terms of the Declaration; and
- p. exercising for and on behalf of the Association all powers, duties and authority vested in or delegated to the Association, except those reserved to Members in the Declaration or in the Articles.

Section 16. Management. The Board of Directors may employ for the Association a professional management agent or agents, for compensation established by the Board of Directors, to perform such duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the managing agent or manager, subject to the Board of Director's supervision, all of the powers granted to the Board of Directors by these Bylaws.

Section 17. Policies. The following policies will be followed unless the Board of Directors shall specifically determine otherwise:

- a. generally accepted accounting principles shall be employed with respect to the Association's financial records;
- b. no remuneration shall be accepted by any member of the Board of Directors

from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; and

- c. financial reports shall be prepared and distributed in accordance with the requirements of Chapter 720.

Section 18. Loans. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Common Property without the approval of the Members of the Association; provided however, the Board of Directors shall obtain Member approval in the same manner provided in the Declaration for special assessments requiring approval by the Members, in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities, and the total amount of such borrowing exceeds or would exceed five (5%) percent of the budgeted gross expenses of the Association for the fiscal year in which the funds are to be borrowed.

Section 19. Miscellaneous. The Association, acting through the Board of Directors, may elect to enforce any provision of the Declaration, the Articles, these Bylaws, or the rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation for which abatement is sought, shall pay all costs incurred by the Association, including reasonable attorney's fees for addressing covenant violations, pre-trial preparation, trial, appeal and in bankruptcy proceedings. The failure of the Board of Directors to enforce any provision of the Declaration, the Articles, these Bylaws, or any rule or regulation shall not be deemed a waiver of the right of the Board of Directors to do so thereafter.

Section 20. Resignation. Any Director may resign at any time by giving written notice of such resignation, by hand-delivery, email, or first class mail to any Director or Officer of the Association.

ARTICLE V **ELECTION OF DIRECTORS**

Section 1. Nominations. Owners may nominate themselves by submitting an Intent to Be A Candidate Form to any Director or the Association's manager no less than twenty (20) days prior to the election. At the discretion of the Board, candidates may be nominated from the floor at the election prior to the counting of the votes.

Section 2. Mail-In Ballots. All elections to the Board of Directors shall be made on written ballots to be voted at the annual meeting, or in the discretion of the Board of Directors, by mail, provided such ballots are mailed to the Members not less than fifteen (15) days prior to the date fixed for the annual meeting. The ballots shall set forth the names of those nominated for each such vacancy. Each Member may cast the number of votes to which such Member is entitled as set forth in the Articles of Incorporation. For purposes of Chapter 720, mailed ballots shall be deemed to be absentee ballots. All mailed ballots must be received by the Association the day of the annual meeting. If mail-in ballots are used, the Association must provide a return envelope requiring the Member's signature on the outside of the envelope and an inner envelope to place the ballot with no

identifying information. Mail-in ballots shall be counted towards the quorum requirements for purposes of the election.

ARTICLE VI **OFFICERS**

Section 1. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 2. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board of Directors.

Section 3. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office and shall perform all such duties as are properly required of him by the Board of Directors. The Board of Directors shall elect one Vice President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President, the Vice President shall perform the duties and exercise the powers of the President. The Secretary shall issue notices of all meetings of the Membership of the Association and the Board of Directors where notice of such meetings is required by law or in these Bylaws. He shall keep the minutes of the meetings of the Membership and of the Board of Directors.

Section 4. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require his signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors.

Section 5. Vacancies in any office arising from any cause may be filled by the Board of Directors for the unexpired portion of the term.

Section 6. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

ARTICLE VII **COMMITTEES**

Section 1. ARC Committee. The Architectural Review Committee (the "ARC") shall be a standing committee of the Association. The ARC shall be appointed, shall serve and shall have the duties and functions as described in the Declaration. A party aggrieved by a decision of the ARC shall have the right to make a written request to the Board of Directors, within thirty (30) days of such decision, so that the Board of Directors may review such decision. The determination of the Board of Directors, upon reviewing such decision of the ARC, shall in all events be

dispositive.

Section 2. Other Committees. The Board of Directors shall have the power and authority to appoint such other committees as it deems advisable. Any committee appointed by the Board of Directors shall consist of a chairman and two (2) or more other members. All committee members shall serve at the pleasure of the Board of Directors, and shall perform such duties and functions as the Board of Directors may prescribe.

ARTICLE VIII
FISCAL YEAR

Section 1. The fiscal year of the Association shall be the calendar year.

ARTICLE IX
OFFICIAL RECORDS

Section 1. Subject to the provisions of Chapter 720, as amended from time to time, the books, records and other official records of the Association shall at all times, during reasonable business hours, be subject to the inspection of any Member of the Association upon written request. Emails of the Board of Directors shall not be deemed official records unless the Association owns the computer on which such emails are stored.

ARTICLE X
AMENDMENTS

Section 1. These Bylaws may be altered, amended or rescinded by majority vote of the Board of Directors at a duly constituted meeting of the Board. Amendments shall be effective on the date of passage by the Board.

Section 2. In case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XI
BUDGET AND RESERVES

Section 1. Budget. The Board of Directors shall adopt such budget as required by the Declaration.

Section 2. Reserves. If required by the Board of Directors, subject to any membership vote required by Chapter 720, Florida Statutes, as amended from time to time, there shall be established a reserve account for deferred maintenance and replacement of any capital improvements or Common Property owned by the Association.

I HEREBY CERTIFY these Amended and Restated Bylaws have been adopted at a duly held meeting of the Board of Directors, and, having a majority vote of the Board of Directors, shall be binding on RIVER STORY HOA, INC. and all Members of the Association.

Dated this 19th day of SEPTEMBER, 2025.

Signed, sealed and delivered
in the presence of:

RIVER STORY HOA, INC.
a Florida non-profit corporation

Witness # 1

Signature: Debra Cobb

Print name: Debra Cobb

Address: 1676 Royal Fern Lane
Fleming Island FL 32003

By: Jeff Thorsen
Jeff Thorsen, President

Witness # 2

Signature: Amber McKinney

Print name: Amber McKinney

Address: 2924 Brittany Bluff Dr.
Orange Park, FL, 32073

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or ___
online notarization, this 19th day of SEPTEMBER, 2025, by Jeff Thorsen, as President of
River Story HOA, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person
did take an oath and: (Notary must check applicable box).

- is/are personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}

Edith Stone Manning
SIGNATURE OF NOTARY



EDITH STONE MANNING
Commission # HH 445075
Expires January 18, 2028

EDITH STONE MANNING
Name of Notary (Typed, Printed or Stamped)