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Prepared by and when recorded return to:

Clinton S. Morrell, Esq.

Becker

Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Suite 1000
Tampa, FL 33607

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

CERTIFICATE OF AMENDMENT TO HARBOR CREST 400 PROPERTY OWNERS, INC. BY-LAWS

This Amendment to the Harbor Crest 400 Property Owners, Inc. Bylaws (the "Amendment") is made by the Harbor Crest 400 Property Owners, Inc., a Florida nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, the Harbor Crest 400 Property Owners, Inc. By-Laws ("Bylaws") are recorded with the Notice of Revitalization of Restrictions for Harbor Crest 400 recorded at instrument number 2023210682 of the public records of Pinellas County, Florida;

WHEREAS, Article IX of the Bylaws provides that the Association's members may amend the Bylaws by majority vote of members present at a membership meeting;

WHEREAS, at a meeting of the members held on February 26, 2026, in the manner required by the Association's governing documents, a majority of members present voted to approve the amendments to the Bylaws attached as **Exhibit A**;

NOW, THEREFORE, the Association hereby declares and certifies as follows:

1. The foregoing recitals are true and correct.

2. The Amendments to the Harbor Crest 400 Property Owners Association, Inc. By-laws attached hereto as **Exhibit A** is a true and accurate copy of the Amendments to the Bylaws as approved by the members.

3. All initially capitalized terms not defined herein or in the attached amendments shall have the meaning set forth in the Declaration and By-Laws.

5. With respect to the attached amendments, text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (<u>underline</u>). Ellipses (. . .) indicate that the language omitted by the ellipsis shall remain unchanged.

EXHIBIT "A"

AMENDMENT TO HARBOR CREST 400 PROPERTY OWNERS, INC.
BY-LAWS

ARTICLE III Section 4 is deleted:

~~**Section 4.** In the case of the Annual Election of the President, Vice President, Secretary, Treasurer, Assistant Treasurer, and two (2) Board members, the nominating committee shall be responsible for carrying out the voting procedure in accordance with the By-Laws. The Corporation shall mail or deliver a notice of the meeting not less than sixty (60) days before the December election meeting. Any homeowner shall give written notice to the Secretary of the Association no later than the November Nomination meeting if that person desires to be a candidate. Names of other candidates may be placed in nomination from the floor up to and including the November nomination meeting. After nominations have been called for, nominations shall be declared closed. Within three (3) days of the nomination meeting, the Corporation shall mail or deliver a second nonce of the meeting to all homeowners together with a ballot which shall list all candidates. At the December election meeting, the election will be made by secret ballot of the membership present and by ballots received by mail. Proxies may not be used in election of members of the Board of Directors. No two (2) members of the same household may be on the Board of Directors unless there are insufficient candidates.~~

ARTICLE V Section 1 of the Bylaws is amended as follows:

Section 1. Number and Term of Directors. The business, property and affairs of this corporation shall be managed by a Board of Directors composed of ~~nine (9)~~ five (5) persons who shall be members of the corporation. The members shall elect two or three directors in alternating years so that the terms of the Directors remain staggered. ~~**The five (5) officers** of the corporation shall serve for a term of one year as members of the Board of Directors.~~ Each elected director shall hold office for a term of two (2) years and until his successor is elected and qualified. ~~Election for two (2) directors and five (5) officers shall be held annually to cause the directors to have overlapping terms.~~ Nothing in these bylaws shall prevent a director from succeeding himself in office if so elected. ~~The immediate past President will be a non-voting member of the Board of Directors for a period of one (1) year.~~

ARTICLE V Section 2 of the Bylaws is amended as follows:

Section 2. Qualifications, Nomination and Election. The Board of Directors shall be members in good standing of Harbor Crest 400 Property Owners, Inc. Nominations and elections for the Board of Directors shall be conducted in accordance with Fla. Stat. Sec. 718.112 and Chapters 61B-23.0021 of the Florida Administrative Code. Co-owners of a Lot may not be on the Board of Directors at the same time unless there are insufficient candidates to fill vacancies at the time of the vacancy.

ARTICLE VI Section 7 of the Bylaws is added as follows:

Section 7. Officers. The officers of the Association shall be a President, a Vice-President, a Secretary, a Treasurer, an Assistant Treasurer, and such other officers as the Board of Directors deems advisable from time to time. All officers shall be appointed and removed from time to time by majority vote of the Board of Directors.

6. In the event that there is a conflict between the attached amendments and the Bylaws, the attached amendments shall control.

7. All provisions of the Bylaws are hereby ratified and shall be of full force and effect, except as specifically modified and amended by the attached amendments.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal.

WITNESSES:

Sign: Kandace Melzer

Print: Kandace Melzer

Address: 12191 93rd St Largo 33773

Sign: [illegible]

Print: Randall Beaver

Address: 1602 Canterbury Lane Largo 33770

HARBOR CREST 400 PROPERTY OWNERS ASSOCIATION, INC., a Florida nonprofit corporation

By: M. Vazquez

Maranielly Vazquez, President

Date: 3-17-26

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of March, 2026 by Maranielly Vazquez, as President of the Harbor Crest 400 Property Owners Association, Inc., a Florida nonprofit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

PAMELA REYNOLDS
Commission # HH 514979
Expires August 11, 2028

Pamela Reynolds

NOTARY PUBLIC
Print Name: Pamela Reynolds
My Commission Expires: 8/11/28