

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**

Tuesday, July 8, 2025 at 6:30 PM

AGENDA

LOCATION: Video Conference Meeting via Zoom

- 1. CALL TO ORDER AND ROLL CALL** *(Record Meeting Start Time)*
 - Thomas Bradford, President
 - Marco Valdez, Treasurer
 - Richard Evan, Director
 - Jennifer Boushie, Director
 - Alex Orr, Director
- 2. APPROVAL OF THE AGENDA** *(as is, additions, deletions or modifications)*
- 3. PROOF OF DUE NOTICE OF MEETING** *(Notice of this meeting was posted on the TPPOA website not less than 48 hours prior to this meeting. Property owners receive a calendar of all Board monthly meetings annually per Florida Statute.)*
- 4. REVIEW AND APPROVAL OF UNAPPROVED MINUTES**
 - A. Minutes of Board Meeting on June 10, 2025.
- 5. REPORTS**
 - A. Compliance Committee Report.
 - B. Treasurer's Report. *(Marco Valdez, Treasurer)*
 1. TPPOA 06/30/25 Balance Sheet and P&L
- 6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.**
(Marco Valdez, Treasurer)
 - A. 81 Teakwood Circle- Pool
 - B. 142 Pine Hill Trail West – Paint
- 7. OLD BUSINESS (NONE)**
- 8. NEW BUSINESS**
 - A. TPPOA Documents Review. *(Thomas Bradford, President)*
- 9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS**
- 10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS**
- 11. NEXT MEETING** - Monthly Board Meeting- August 12, 2025 at 6:30 PM Via Zoom.
- 12. ADJOURNMENT** *(Record Meeting Adjournment Time)*

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**

Tuesday, June 10, 2025 at 6:30 PM

MINUTES

LOCATION: Video Conference Meeting via Zoom

1. CALL TO ORDER AND ROLL CALL *(Record Meeting Start Time)*

The meeting was called to order at 6:40 PM

- √ Thomas Bradford, President
- √ Marco Valdez, Treasurer
- √ Richard Evan, Director
- X Jennifer Boushie, Director
- √ Alex Orr, Director
- √ = Present; X= Absent

2. APPROVAL OF THE AGENDA *(as is, additions, deletions or modifications)*

3. PROOF OF DUE NOTICE OF MEETING *(Notice of this meeting was posted on the TPPOA website not less than 48 hours prior to this meeting. Property owners receive a calendar of all Board monthly meetings annually per Florida Statute.)*

4. REVIEW AND APPROVAL OF UNAPPROVED MINUTES

- A. Minutes of Board Meeting on May 13, 2025.

The minutes of the Board meeting on May 13, 2025 were unanimously approved by the Board members.

5. REPORTS

- A. Compliance Committee Report.

The Compliance Committee report indicated that most issues from the previous month had been resolved.

- B. Treasurer's Report. *(Marco Valdez, Treasurer)*

1. TPPOA 05/31/25 Balance Sheet and P&L

Treasurer Valdez presented the treasurer's report, noting that four homeowners were delinquent on their 2020 assessments, but three had since paid, leaving one account with a payment plan extending into March 2026. The association's financial situation was reported to be stable, with no significant legal expenses.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.
(Marco Valdez, Treasurer)

- A. 34 Poplar - Roof

- B. 41 Cedar Hill Ln - Exterior Paint

The Board unanimously approved each of the two ARC applications submitted above.

7. OLD BUSINESS

- A. Review of Property Owner Survey Questions Results Pertaining to Potential Controls on Property Rentals in Tequesta Pines. *(Jennifer Boushie, Director)*

The results of a survey form used at the May 2025 block party yielded 32 responses (approximately 15% of 222 property owners). The majority of respondents favored

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

limiting the minimum rental period to 6-12 months, with 18 out of 32 supporting this option. Treasurer Valdez noted that 23 out of 32 respondents agreed that rental applications should be required. Board member Bradford expressed concern about implementing rental limits due to potential legal complications and difficulties in enforcement. He also expressed concerns about potential criticism for delays in reviewing rental applications. Treasurer Valdez suggested adding a requirement for 6-month minimum leases with specific language about tenant compliance. He also recommended conducting a formal survey to gauge support for these changes before pursuing document modifications. The main concern expressed by survey participants appeared to be preventing short-term Airbnb rentals and unvetted tenants, rather than the specific length of the rental period.

B. Results of Email Consents Received at the May 17, 2025 TPPOA Event. (*Jennifer Boushie, Director*)

The number of email consents received at the May Block party was discussed. The speed with which TPPOA can gain a majority of email consents was a concern. In this regard, it was determined that Treasurer Valdez should begin requesting the ARC applicants to sign the Email consent form in order to proceed with their ARC application as one way to help gain email consents. Board member Bradford indicated he could begin indicating in his records those that have given email consent, but he will need the email consent forms signed at the May Block party in order to start doing this.

8. NEW BUSINESS

A. Consideration of 2025 Hurricane Agreement with Revival Landscape Services, LLC for Procedures and Pricing for Landscape Clean-up Operations Necessitated by Named and Unnamed Storms.

After a discussion on the lack of specificity in the proposed Agreement as to the process for implementing the Hurricane Agreement, post tropical storm, it was made known that Revival Landscaping has been requested to seek Board member approval before implementation of the post tropical storm services that may be required, the Board unanimously approved the 2025 Hurricane Agreement with Revival Landscaping Services, LLC.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from Tequesta Pines property owners.

10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS

There were no other matters to come before the Board for consideration or discussion.

11. NEXT MEETING - Monthly Board Meeting- July 8, 2025 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board voted unanimously to adjourn the meeting at 7:24 PM.

Tequesta Pines POA
Balance Sheet
As of June 30, 2025

Accrual Basis

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	47,326.14
Valley Nat'l Bank MM-Reserve	96,202.84
Total Checking/Savings	143,528.98
Accounts Receivable	
1200 · Accounts Receivable	205.27
Total Accounts Receivable	205.27
Total Current Assets	143,734.25
TOTAL ASSETS	143,734.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves-Major Repair/Repl.	88,808.10
Total Other Current Liabilities	88,808.10
Total Current Liabilities	88,808.10
Total Liabilities	88,808.10
Equity	
1110 · Retained Earnings	12,903.60
Net Income	42,022.55
Total Equity	54,926.15
TOTAL LIABILITIES & EQUITY	143,734.25

Page 1 of 2

Tequesta Pines POA

Profit & Loss Budget Performance

June 2025

			Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget		
		6620 · Federal	0.00	0.00	783.00	700.00	700.00		
		Total 6610 · Taxes	0.00	0.00	783.00	700.00	700.00		
		9000 · Capital Expenditures	0.00	0.00	0.00	0.00	0.00		
		Total Expense	3,610.71	4,750.45	31,284.16	40,702.80	74,880.50		
		Net Ordinary Income	-3,610.71	-4,512.95	42,022.55	32,952.70	0.00		
		Other Income/Expense							
		Other Income							
		7030 · Other Income	0.00		0.00				
		Total Other Income	0.00		0.00				
		Net Other Income	0.00		0.00				
		Net Income	-3,610.71	-4,512.95	42,022.55	32,952.70	0.00		

AMENDED BY-LAWS

TEQUESTA PINES PROPERTY OWNERS ASSOCIATION. INC.

(a corporation not for profit under the laws of the State of Florida)

ARTICLE I

IDENTITY

These are the By-Laws of TEQUESTA PINES PROPERTY OWNERS ASSOCIATION, INC. hereinafter called Association in these ByLaws , a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on the 19 day of JUNE, 1978. The Association has been organized for the uses and purpose of owning and operating certain lands located in Palm Beach County, Florida, which lands are to be used in common by all of the members of the Tequesta Pines Property Owners Association, Inc. , which members shall all be property owners at Tequesta Pines. Such operation by the Association shall include the management of Tequesta Pines in keeping with the terms and conditions as set forth in the Declaration of Restrictions to the Public for Tequesta Pines, and the enforcement of such covenants and restrictions.

A . The office of the Association shall be as determined from time to time.

B. The fiscal year of the Association shall be the calendar year.

C. The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation Not For Profit" and the year of the incorporation, an impression of which is as follows:

ARTICLE II

MEMBERS' MEETING

A. The Annual member's meeting shall be held at such location as shall be designated in the Notice of Meeting at 7:00 P.M., Eastern Standard Time, on the last Wednesday of October of each year commencing August, 1979, for the purpose of electing directors and transacting any other business authorized to be transacted by the members; provided, however that if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a legal holiday.

B . Special members' meetings shall be held whenever called by the President or by a majority of the Board of Directors, and must be called by such officers; upon receipt of a written request from members entitled to cast one-third (1/3) of the votes of the entire membership.

C . Notice of all members' meetings, stating the time and place and the objects for which the

meeting is called, shall be given by the President, or Secretary unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after meetings.

D. Quorum at members meetings shall consist of persons entitled to cast one third of the votes of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Articles of Incorporation or these By-Laws.

E. Voting

1. In any meeting of members the owners of each lot shall be entitled to cast one vote as the owner of a lot unless the decision to be made is elsewhere required to be determined in another manner.

2. If a lot is owned by one person, his right to vote shall be established by the record title to his lot. If a lot is owned by more than one person, or is under lease, the person entitled to cast the vote for the lot shall be designated by a certificate signed by all of the record owners of the lot and filed with the Secretary of the Association. If a lot is owned by a corporation, the person entitled to cast the vote for the lot shall be designated by a certificate signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the lot concerned. A certificate designating the person entitled to cast the vote of a lot may be revoked by any owner of a lot. If such a certificate is not on file, the vote of such owner shall not be considered in determining the requirement for a quorum nor for any other purpose.

F. Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

G. Adjourned meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy may adjourn the meeting from time to time until a quorum is present.

H. The order of business at annual members' meetings and, as far as practical at other members' meetings, shall be:

1. Election of chairman of the meeting.
2. Calling of the roll and certifying of proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.

5. Reports of officers.
6. Reports of committees.
7. Election of inspectors of elections.
8. Election of directors.
9. Unfinished business.
10. New business.
11. Adjournment.

I. Proviso. Provided, however, that until the Developer of Tequesta Pines has completed all of the contemplated improvements and closed the sales of all of the lots located at Tequesta Pines, or until the Developer elects to terminate its control of the Association, whichever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Board of Directors.

ARTICLE III

DIRECTORS

A. Membership. The affairs of the Association shall be managed by a board which shall consist of five (5) directors. The quorum for a meeting shall consist of three (3) directors. The Board shall meet at times and frequencies that it shall deem necessary or as required by law.

B. Election of directors shall be conducted in the following manner:

1. Election of directors shall be held at the annual members' meeting.

2. A nominating committee of three (3) members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members' meeting. The committee shall nominate one person for each director then serving. Nominations for additional directorships created at the meeting shall be made from the floor, and other nominations may be made from the floor.

3. The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

4. Except as to vacancies provided by removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.

5. Any director may be removed by concurrence of fifty-one percent (51%) of the votes of the entire membership at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

C. The term of each director's service shall be the calendar year following his election and subsequently until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

D. The organization meeting of a newly elected Board of Directors shall be held within ten (10) days of their election at such place and at such time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

E. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given to each director personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

F. Special meetings of the Board of Directors may be called by the President, and must be called by the Secretary at the written request of one-third (1/3) of the directors. Not less than three (3) days' notice of the meeting shall be given personally or by mail, telephone, e-mail, fax or telegraph, which notice shall state the time, place and purpose of the meeting. The quorum for a special meeting of the Board of Directors shall be four (4) directors.

G. Waiver of Notice. Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

H. A quorum at directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of directors is required by the Articles of Incorporation or these By-Laws.

I. Adjourned meetings. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

J. Joinder in meeting by approval of minutes. The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum.

K. The presiding officer at directors' meetings shall be the Chairman of the Board if such an officer has been elected, and if none, the President shall preside. In the absence of the presiding officers, the directors present shall designate one of their number to preside.

L. The order of business at directors' meetings shall be as follows:

1. Calling of the roll.
2. Proof of due notice of meeting,
3. Reading and disposal of any unapproved minutes.
4. Reports of officers and committees.
5. Election of officers.
6. Unfinished business.
7. New business.
8. Adjournment.

M. Directors' fees, if any, shall be determined by the members.

ARTICLE IV

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

All of the powers and duties of the Association existing under the Articles of Incorporation and these By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by homeowners when such is specifically required.

ARTICLE V

OFFICERS

A. The executive officers of the Association shall be a President, who shall be a director, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the President shall not be also the Secretary. The Board of Directors, from time to time, shall elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

B. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties usually vested in the office of the president of an association, including but not limited to the power to appoint committees from among the members from time to time, as he in his discretion may determine appropriate, to assist in the conduct of the affairs of the Association.

C. The Secretary shall keep the minutes of all proceedings of the directors and members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix it to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the directors or the President.

D. The Treasurer shall have custody of all property of the Association, including funds,

securities and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices: and he shall perform all other duties incident to the office of Treasurer.

E. The compensation of all employees of the Association shall be fixed by the directors. The provision that directors' fees shall be determined by members shall not preclude the Board of Directors from employing a director as an employee of the Association .

ARTICLE VI

FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Articles of Incorporation shall be supplemented by the following provisions;

A. Accounts. The receipts and expenditures of the Association shall be created and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

1. Current expense, which shall include all receipts and expenditures within the year for which the budget is made including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves, to additional improvements or to operations. The balance of this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year.

2. Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

3. Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

4. Betterments, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property that will be part of the recreation facility.

B. Budget. The Board of Directors shall adopt a budget for each calendar year that shall include the estimated funds required to defray the assessments and to provide and maintain funds for the foregoing accounts and reserves according to good accounting procedure as follows:

1. Current expense.

2. Reserve for deferred maintenance.

3. Reserve for replacement.

4. Betterments, which shall include the funds to be used for capital expenditures for

additional improvements to the common property, provided, however, that in the expenditure of this fund no sum in excess of One Thousand Dollars (\$1,000.00) shall be expended for a single item or for a single purpose without approval of the members of the Association.

5. Operation, the amount of which may be to provide a working fund or to meet losses.

6. Provided, however, that the amount of each budgeted item may be increased over the foregoing limitations when approved by property owners entitled to cast not less than 75% of the votes of the entire membership of the Association; and further provided that until the Developer has completed all of the contemplated improvements and closed the sales of all lots at Tequesta Pines, or until the Developer elects to terminate its control of the Association, whichever shall first occur, the Board of Directors may omit from the budget all allowances for contingencies and reserves.

7. Copies of the budget and proposed assessments shall be transmitted to each member on or before December 31, preceding the year for which the budget is made. If the budget is amended subsequently, a copy of the amended budget shall be furnished to each member.

C. Assessments: Assessments against the property owners for their shares of the items of the budget shall be made on the calendar year annually in advance on or before December 31, preceding the year for which the assessments are made. Such assessments shall be due in one installment payable within the first thirty-one (31) days of January of the year for which the assessment is made. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and the annual installment on such assessment shall be due within the first thirty (30) days of the year until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors if the accounts of the amended budget do not exceed the limitations for that year. Any account that does exceed such limitation shall be subject to the prior approval of the membership of the Association as previously required in these By-Laws. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due within thirty (30) days after the date that the assessment is made. The first assessment shall be determined by the Board of Directors of the Association. The Board of Directors of the Association shall be authorized and entitled to charge a penalty for delinquent payment of assessment installments to any property owner for each day that his installment payment is delinquent. The penalty shall be equal to ten (10%) per cent per annum on the delinquent installment pro-rated to the day upon which the payment is made.

D. Acceleration of assessment installments upon default. If a property owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the property owner and the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after delivery of the notice to the property owner, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

E. Assessments for emergencies. Assessments for common expenses of emergencies that

cannot be paid from the annual-assessments for common expenses shall be made only after notice of the need for such expenditures is given to the property owners concerned. After such notice and upon approval in writing by persons entitled to cast more than one-half of the votes of the property owners concerned, the assessment shall become effective and shall be due after thirty (30) days' notice in such manner as the Board of Directors of the Association may require in the notice of assessment.

F. The depository of the Association shall be such bank or banks and/or such savings and loan association or savings and loan associations as shall be designated from time to time by the Directors and in which the moneys of the Association shall be deposited. Withdrawal of moneys from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

G. Audit. At the Annual Meeting of the Association, the members present shall determine by a majority vote whether an audit of the accounts of the Association for the year shall be made by a Certified Public Accountant, a Public Accountant, or by an auditing committee consisting of not less than three members of the Association none of which shall be Board members. The cost of the audit shall be paid by the Association.

H. Fidelity Bonds shall be required by the Board of Directors from all officers and employees of the Association and from any contractor handling or responsible for the Association funds. The amount of such bonds shall be determined by the Directors, but shall be at least the amount of the total of two monthly assessments against members for common expenses. The premiums on such bonds shall be paid by the Association.

ARTICLE VII

PARLIAMENTARY RULES

These By-Laws may be amended in the following manner:

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by:

1. Not less than seventy-five percent (75%) of the entire membership of the Board of

Directors and not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or

2. Not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or

3. Until the first election of directors, by all of the directors.

C. Proviso. Provided, however, that no amendments shall discriminate against any homeowner nor against any home or class or group of homes unless the homeowner so affected shall consent. No amendment shall be made that is in conflict with the Articles of Incorporation.

D. Execution and recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the By-Laws, which certificate shall be executed by the officers of the Association with the formalities of the execution of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records of Palm Beach County, Florida .

EXHIBIT “A”

NOTE: (underlined words are to be added, strike through words are to be removed).

ARTICLES OF INCORPORATION

ARTICLE VIII **AMENDMENTS**

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than ~~51%~~ a majority of the voting rights that are represented and present, in person or by proxy, at a duly noticed meeting of the Association at which a quorum is attained. ~~of the votes of the entire membership of the Association.~~

D. All amendments to the Articles of Incorporation shall become effective upon the recordation amongst the Public Records of Palm Beach County, Florida of any instrument executed by the Association attesting to the passage of the amendment.

BYLAWS

ARTICLE II **MEMBERS MEETING**

D. Quorum at members meetings shall ~~consist of persons entitled to cast one third of the votes of the entire membership~~ be attained by the presence, either in person or by proxy, of twenty percent (20%) of the total voting interests of the Members. The acts approved by a majority of the votes present, in person or by proxy, at a meeting at which quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Articles of Incorporation or these Bylaws.

ARTICLE III **DIRECTORS**

E. Regular Meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings

shall be given to each director personally or by mail, telephone or telegraph, at least three (3) days prior to the day for such meeting.

Notice of the meetings of Directors shall be posted in a conspicuous place within the community at least forty-eight (48) hours in advance, except in an emergency. In the alternative, if notice is not posted in a conspicuous place within the community, the notice of Board of Director meetings shall be mailed, delivered or electronically transmitted (if such Member has consented to receive notice by electronic transmission) to each Member at least seven (7) days in advance, except in an emergency. As an additional alternative to posting or mailing of the notice, an annual schedule of Board of Director meetings may be mailed, delivered or electronically transmitted (if such Member has consented in writing to receive notice by electronic transmission) to each Member or, the Notice of Director meetings and agenda may be conspicuously posted with repeated broadcasting of the notice on a closed circuit cable television system serving the Association as provided for in Florida Statutes Section 720.303(2)(c), as amended from time to time. In lieu of, or in addition to, posting or mailing notice of scheduled meetings, or broadcasting the notice, the Notice of Director meetings and agenda may be conspicuously posted on the Association's website or an application that can be downloaded on a mobile device for at least forty-eight (48) hours in advance, except in an emergency. In the event the notice is posted on the Association website as official notice to the Members of Board of Director meetings, the Association shall send an electronic notice to members whose email addresses are included in the Association's official records (and have consented in writing to receive notice by electronic transmission). Such notice shall include a hyperlink to the website or such mobile application on which the meeting notice is posted.

ARTICLE VII

PARLIAMENTARY RULES

B. A resolution adopting a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than a majority of the voting rights that are represented and present, in person or by proxy, at a duly noticed meeting of the Association at which a quorum is attained.

~~1. Not less than seventy-five percent (75%) of the entire membership of the Board of Directors and not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or~~

~~2. Not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or~~

3. ~~Until the first election of directors, by all of the directors.~~

D. Execution and Recording. ~~A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the Bylaws, which certificate shall be executed by the officers of the Association with the formalities of the execution of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records of Palm Beach County, Florida. All amendments to the Bylaws shall become effective upon the recordation amongst the Public Records of Palm Beach County, Florida of any instrument executed by the Association attesting to the passage of the amendment.~~

**AMENDED SCHEDULE OF PROTECTIVE COVENANTS, RESTRICTIONS,
RESERVATIONS, SERVITUDES AND OTHER CHARGES AFFECTING THE REAL
PROPERTY IN THE SUBDIVISION OF TEQUESTA PINES**

**ARTICLE XI
Right to Modify**

Amendments to the Declaration of Restrictions and the Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and other Charges Affecting the Real Property in the Subdivision of Tequesta Pines shall be proposed and adopted in the following manner:

A. ~~The Declarer hereby expressly reserves the right to annul, waive, change or modify any of the restrictions, conditions, agreements and provisions contained in the Articles as to any lots or parts of said Subdivision then owned by the Declarer with the consent of the majority in number of the then owners of all other lots in the Subdivision. In computing the majority, each lot shall be entitled to one vote, irrespective of the number of its owners. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.~~

B. A resolution adopting a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than a majority of the voting rights that are represented and present, in person or by proxy, at a duly noticed meeting of the Association at which a quorum is attained.

B. C. All instruments executed for the purposes of annulling, waiving, changing, enlarging or modifying any of the covenants, agreements, provisions, conditions and restrictions amendments to the Declaration of Restrictions and the Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and other Charges Affecting the Real Property in the Subdivision of Tequesta Pines of this instrument shall be recorded. shall become effective upon the recordation amongst the Public Records of Palm Beach County, Florida of any instrument executed by the Association attesting to the passage of the amendment.

Amended Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and other Charges Affecting the Real Property in the Subdivision of TEQUESTA PINES, Tequesta, Florida.

Article I - General Provisions

A. The word "restrictions" as hereinafter used, shall be held to include and mean covenants, agreements, conditions, provisions, easements and charges herein set forth.

B. The word "Declarer", as hereinafter used shall be held to mean DiVosta Construction Co., Inc., its successors and assigns. The Declarer shall have the right to construe and interpret these restrictions, and their constructions or interpretation in good faith shall be final and binding as to all persons or property benefitted or bound by such restrictions.

C. No change of conditions or circumstances shall operate to extinguish or terminate any of said restrictions, but they shall only be extinguished or terminated by the expiration of the time mentioned in Article XVI of the Amended Articles of Incorporation, or by the action and in the manner provided in Article VI of this Declaration.

Article II - Nuisances

A. There shall not be erected, constructed, suffered, permitted, committed, maintained, used or operated on any of the land included in the Subdivision of Tequesta Pines any nuisance of any kind or character. No rubbish, garbage, debris or material shall be deposited on any of the land included in said Subdivision except building materials during the course of any construction on the site.

B. All improved lots within the Subdivision shall be continuously maintained and landscaped by the owner. All lawns shall be equipped with automatic sprinkler systems which must be operated in a manner so that sod and shrubs will be kept in quality condition. Lawns shall be composed of St. Augustine (floritan) sod or another type (of equal or better quality) sod, approved by the Architectural Review Committee (ARC), and kept mowed to a height not to exceed eight (8") inches. Appropriate shrubbery shall be planted around the homesite to compliment the dwelling. Any vegetation which is on the approved list of the Palm Beach County Extension Service shall be permitted. Queen Palms, at least eight (8') feet in height shall be planted and maintained in the swale area in front of each dwelling between the sidewalk and the paved roadway. Corner lots shall have at least one (1) Queen Palm planted on each facing street. At such time when Queen Palm trees or Bottle Brush shrubs require replacement for any reason, other species of trees may be permitted subject to review by the ARC and approval of the Board of Directors of the Association. All dwellings and exterior permitted structures (walls and fences) shall be maintained in a manner so as to compliment the neighborhood appearance. Any change in color of any part of the exterior of any dwelling or structure must be approved by the ARC of the Association.

C. No parking of any commercial vehicles, trucks, vans, campers, boats, motor or mobile homes, limousines and trailers of any kind shall be permitted within the Subdivision of Tequesta Pines. However, non-commercial mini-vans and sport utility vehicles will be allowed. For purposes of this provision, permitted vehicles may not exceed 18.5 feet in length and must be able to fit totally within the limits of an existing enclosed garage of the dwelling. A commercial vehicle shall be defined as any motor vehicle which has an outward appearance of being used in connection with a business, such as, the vehicle displays a commercial toolbox, ladder, rack or other work related equipment, and/or is commercially lettered or contains a commercial or business sign or logo. Notwithstanding the above, trucks and full-sized vans are permitted on a property if parked totally within a garage with the door closed at all times. In addition, an exception to the provisions stated above are service and delivery vehicles for the periods of time required to render a service to the landowner.

D. No animal, birds or fowl shall be kept on the Subdivision, provided, however, that dogs, cats, and pet birds confined in cages, may be kept on any lot in reasonable numbers as pets for the pleasure and use of the occupants of said lots but not for any commercial use or purpose.

E. The Declarer reserves the right to care for vacant and unimproved and unkept lots in said property, remove and destroy tall grass, undergrowth, weeds and rubbish therefrom, and any unsightly and obnoxious thing therefrom, and do any other things and perform any labor necessary or desirable in the judgment of the Declarer to keep the property, and the land, contiguous and adjacent thereto neat and in good order and charge same against the Owner of said lot or lots. Laundry drying areas shall be properly and adequately screened from any street view.

Article III - Right to Abate Violations

A. Violation of any restrictions and conditions of breach of any covenant or agreement herein contained shall give the Declarer, in addition to all other remedies, the right to enter upon the land, upon or as to which, such violations or breach exists, and summarily, to abate and remove, at the expense of the owner thereof any erection, thing or condition, or that may be or exist thereon contrary to the intent and meaning of the provisions hereof; and the Declarer shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal.

Article IV - Right to Enforce

A. The provisions herein contained shall run with and bind the land and shall inure to the benefit of, and be enforceable by the Declarer or the owner of any land included in said Subdivision, and failure by the Declarer or any landowner, however long continued, to object to any violation or to enforce any restriction, condition or covenant herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto. Any expense incurred in enforcing the provisions herein contained shall be paid by the defaulter.

Article V - Right to Assign

A. Any or all of the rights and powers, charges, title, trusts and estates reserved or created in or given to the Declarer in this Declaration may be assigned to any one or more persons, corporations or associations, public or private that will agree to assume said rights, powers, duties and obligations and carry out and perform same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purposes of evidencing its consent to the acceptance of such rights and powers; and such assignee or transferee shall thereupon have same rights and powers and be subject to the same obligations and duties as are herein given to and assumed by the Declarer who will thereupon be released therefrom and from all further liabilities.

Article VI - Right to Modify

A. The Declarer hereby expressly reserves the right to annul, waive, change or modify any of the restrictions, conditions, covenants, agreements and provisions contained in the Articles as to any lots or parts of said Subdivision then owned by the Declarer with the consent of the majority in number of the then owners of all other lots in the Subdivision. In computing the majority, each lot shall be entitled to one vote, irrespective of the number of its owners.

B. All instruments executed for the purposes of annulling, waiving, changing, enlarging or modifying any of the covenants, agreements, provisions, conditions and restrictions of this instrument shall be recorded.

**AMENDMENT TO THE AMENDED SCHEDULE OF PROTECTIVE COVENANTS,
RESTRICTIONS, RESERVATIONS, SERVITUDES AND OTHER CHARGES
AFFECTING THE REAL PROPERTY IN THE SUBDIVISION OF
TEQUESTA PINES, TEQUESTA, FLORIDA**

The original Protective Covenants are recorded in Official Records Book 2831 at page 1005 of the Public Records of Palm Beach County, Florida. The Amended Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and Other Charges Affecting the Real Property in the Subdivision of Tequesta Pines, Tequesta, Florida, is recorded in Official Records Book 16778, at Page 1193, of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

Article II(C) of the aforesaid Amended Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and Other Charges, shall be amended to read as follows:

No parking of any commercial vehicles, trucks, vans, campers, boats, motor or mobile homes, limousines and trailers of any kind shall be permitted within the Subdivision of Tequesta Pines. However, non-commercial mini-vans, and sport utility vehicles and pick-up trucks will be allowed to be parked on an approved driveway. For purposes of this provision, permitted vehicles may not exceed 18.5 feet in length and must be able to fit totally with the limits of an existing enclosed garage of the dwelling. Additionally, nothing can be stored in the bed of a pick-up truck unless concealed by a tailored bed cover or cap. A commercial vehicle shall be defined as any motor vehicle which has an outward appearance of being used in connection with a business, such as, the vehicle displays a commercial toolbox, ladder, rack or other work related equipment, and/or is commercially lettered or contains a commercial or business sign or logo. Notwithstanding the above, trucks and full-sized vans are permitted on a property if parked totally within a garage with the door closed at all times. Additionally, trailered boats are permitted if stored totally within a garage or in the yard if it is completely concealed from view on all sides by a compliant fence. In addition, an exception to the provisions stated above are service and delivery vehicles for the periods of time required to render a service to the landowner.

AMENDED ARTICLES OF INCORPORATION

OF

TEQUESTA PINES PROPERTY OWNERS ASSOCIATION, INC.

(a corporation not for profit under the laws of the State of Florida)

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes as amended, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be TEQUESTA PINES PROPERTY OWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the Association.

ARTICLE II

PURPOSE

A. The purpose for which the Association is organized is to provide an entity to own, operate and maintain certain lands located in Palm Beach County, Florida, which lands are to be used in common by all of the members of the Association, which membership shall consist of all of the property owners of lands in the subdivision of Tequesta Pines. The Association shall be responsible for the maintenance of a portion of Tequesta Pines in keeping with the terms and conditions as set forth in the Declaration of Restrictions to the Public for Tequesta Pines.

B. The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

B. The Association shall have all of the powers and duties set forth in the Declaration of Restrictions to the Public for Tequesta Pines, except as limited by these Articles, and all of the powers and duties reasonably necessary to operate the Tequesta Pines property pursuant to said Declaration of Restrictions and as it may be amended from time to time, including but not limited to the following:

1. To make and collect assessments against property owners to defray the costs and expenses of maintaining the Tequesta Pines property.

2. To use the proceeds of assessments in the exercise of its powers and duties.

3. To maintain, repair, replace, and operate the property of the Association.

4. To make and amend reasonable regulations regarding the use of the property of the Association, provided, however, that all such regulations and their amendments shall be approved by not less than fiftyone (51%) percent of the votes of the entire membership of the Association before such shall become effective.

5. To contract for the management of the Association property and to delegate to such contractors all powers and duties of the Association.

6. To employ personnel to perform the services required for proper operation of the Association property.

C. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Restrictions to the Public for the subdivision of Tequesta Pines.

ARTICLE IV

MEMBERS

A. The members of the Association shall consist of all of the record owners of property in Tequesta Pines.

B. Change of membership in the Association shall be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing a record title to property in Tequesta Pines, and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his property.

D. The owner of each lot shall be entitled to at least one vote as a member of the Association.

ARTICLE V

DIRECTORS

A. The affairs of the Association will be managed by a Board consisting of five (5) directors. Until such time as the Developer elects to divest control of the Association, directors need not be members of the Association.

B. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

C. The first election of directors shall not be held until after the Developer has closed the sales of all of the lots in Tequesta Pines, or until the Developer elects to terminate its control of the Association, whichever shall first occur. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

D. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows;

OTTO B. DIVOSTA 251 River Drive, Tequesta, Florida 33458

WILLIAM E. SHANNON, JR. 131 Norfolk Road, Jupiter, Florida 33458

BETTY J. DIVOSTA 251 River Drive, Tequesta, Florida 33458

ARTICLE VI

OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President	OTTO B. DIVOSTA	251 River Drive Tequesta, FL 33458
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Vice President	WILLIAM E. SHANNON, JR.	131 Norfolk Road Jupiter, FL 33458
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ARTICLE VII

BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE VIII

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than 51% of the votes of the entire membership of the Association.

C. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members.

ARTICLE IX

TERM

The term of the Association shall be perpetual.

ARTICLE X

INCORPORATORS

The names and addresses of the incorporators of these Articles of Incorporation are as follows:

ARTICLE XI

REGISTERED AGENT AND OFFICE

The initial registered office of the corporation shall be located at: 251 River Drive, Tequesta, Florida 33458. The initial Registered Agent at said address shall be OTTO B. DiVosta.

ARTICLE XII

USE OF LAND

A. Except as set forth in ARTICLE XIII hereof, no building or buildings, of any kind whatsoever shall be erected or maintained on any lot, except one (1) private dwelling house with an attached private garage designed and constructed for use by a single family, for the sole use of the respective owners of the lots upon which the houses are located; provided, however, that no garage or other outbuilding shall be placed, erected or permitted to be built upon the above described premises until after or at and during the time of the construction of the said dwelling house, nor shall any garage or outbuilding be inhabited at any time.

B. No wells or water pumps of any kind whatsoever shall be erected or maintained without written consent by the Declarer.

ARTICLE XIII

DWELLING SIZE, APPURTENANCES

A. No dwelling house shall have a ground floor living area of less than 1400 square feet. In computing the ground floor living area no credit shall be given for porches, patios, garages, or similar areas.

B. No dwelling house shall be erected without an enclosed garage, which shall have a ground floor area of less than 360 square feet. No open carports shall be constructed.

C. No dwelling house shall be erected without a concrete surfaced driveway or parking area sufficient to park not less than two automobiles. The apron approach to every dwelling house shall also be concrete surfaced.

D. All roofing material used on any dwelling shall be either cement tile, clay tile, or wooden shake shingles. However, other materials such as metal and composites, which are similar to the appearance of tile or wooden shakes may be permitted. In no case shall asphalt or fiberglass shingles of any weight or texture be permitted, except on the following streets of Tequesta Pines: Russell Street and Wingo Street. Application for the use of any material must be made to the Board of Directors or the Architectural Review Committee (ARC) for review of color, texture, composition,

and other items which may affect the appearance of the dwelling and the character and conformity of the neighborhood. No such installation shall be made without first obtaining written approval from the Board or ARC and the Village of Tequesta Department of Community Development.

E. All dwelling house lots shall be fully landscaped immediately upon completion of the construction of said dwelling house. All lots shall be fully sodded from the street to the rear property line of the lot.

ARTICLE XIV

APPROVAL OF PLANS

A. No building, fence, hedge, wall, walk or other structure, grading or planting, shall be commenced, erected or maintained nor shall any addition to, or change or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, location of such structure or work to be done, and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Declarer, and a copy thereof, as finally approved, lodged permanently with the Declarer. The Declarer shall have right to refuse to approve any such plans, specifications, or grading plan, which are not suitable or desirable, in its opinion, for aesthetic or any other reason; and in so passing upon such plans, specifications and grading plan, shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built on the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of the building or other structures as planned on the outlook from the adjacent or neighboring property.

B. The Declarer shall in all cases have the right to determine and designate the building lines necessary to conform to the general plan of the subdivision and the Declarer's judgment and determination shall be final and binding.

C. With the approval of the location and plan by Declarer a building may be erected upon more than one lot.

Article XV

EASEMENTS

A. An easement and right-of-way is hereby expressly reserved in and over the front, side, and/or rear line of all lots wherever the same is designated "Utility Easement", "Drainage Easement", or "LAE Easement" on the Plat of Tequesta Pines in the erection, construction and maintenance of poles and wires, and clearing of trees and pruning of branches, or the construction and maintenance of conduits and of all proper and necessary attachments for electric light power and telephone service and for

the construction and maintenance of storm water drains, land drains, public and private sewers, pipe lines for supplying gas and water and for the construction and maintenance of any other public or quasi-public utility.

B. The Declarer shall have the right to enter and to permit others to enter upon said reserved strips of land for any of the purposes for which said easements and rights-of-way are reserved. No purchaser of any lots in the Subdivision shall have the right to reserve or grant any easement or right-of-way in, upon or over any of the lots without the written consent of the Declarer.

ARTICLE XVI

DURATION OF RESTRICTIONS

A. All of the restrictions, conditions, covenants, charges, easements and agreements, contained herein shall be in perpetuity, except the provisions contained in ARTICLES III, IV, V, VI and IX which shall continue in force until January 1, 1998 but which in whole or in part may be extended for a period of 20 years from that date, provided that prior to January 1, 1998, appropriate instruments in writing consenting to such extension shall be executed and acknowledged by the Declarer and the same advertised in the local newspaper. Said instrument extending said period shall be recorded in the Public Records of Palm Beach County, Florida.

**AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
TEQUESTA PINES PROPERTY OWNERS ASSOCIATION, INC.**

The original Protective Covenants are recorded in Official Records Book 2831 at page 1005 of the Public Records of Palm Beach County, Florida

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted

Article IV(D) of the Articles of Incorporation shall be amended to read as follows.

All roofing material used on any dwelling shall be either cement tile, clay tile, metal or wooden shake shingles. However, other materials ~~such as metal and composites, which are similar to the appearance of tile or wooden shakes~~ may be permitted. In no case shall asphalt or fiberglass shingles of any weight or texture be permitted, except on the following streets of Tequesta Pines: Russell Street and Wingo Street. Application for the use of any ~~permitted~~ material must be made to the Board of Directors or the Architectural Review Committee (ARC) for review of color, texture, composition, and other items which may affect the appearance of the dwelling and the character and conformity of the neighborhood. No ~~such~~ installation shall be made without first obtaining written approval from the Board or ARC and the Village of Tequesta Building Dept. Department of Community Development.

EXHIBIT “A”

NOTE: (underlined words are to be added, strike through words are to be removed).

ARTICLES OF INCORPORATION

ARTICLE VIII **AMENDMENTS**

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than ~~51%~~ a majority of the voting rights that are represented and present, in person or by proxy, at a duly noticed meeting of the Association at which a quorum is attained. ~~of the votes of the entire membership of the Association.~~

D. All amendments to the Articles of Incorporation shall become effective upon the recordation amongst the Public Records of Palm Beach County, Florida of any instrument executed by the Association attesting to the passage of the amendment.

BYLAWS

ARTICLE II **MEMBERS MEETING**

D. Quorum at members meetings shall ~~consist of persons entitled to cast one third of the votes of the entire membership~~ be attained by the presence, either in person or by proxy, of twenty percent (20%) of the total voting interests of the Members. The acts approved by a majority of the votes present, in person or by proxy, at a meeting at which quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Articles of Incorporation or these Bylaws.

ARTICLE III **DIRECTORS**

E. Regular Meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings

shall be given to each director personally or by mail, telephone or telegraph, at least three (3) days prior to the day for such meeting.

Notice of the meetings of Directors shall be posted in a conspicuous place within the community at least forty-eight (48) hours in advance, except in an emergency. In the alternative, if notice is not posted in a conspicuous place within the community, the notice of Board of Director meetings shall be mailed, delivered or electronically transmitted (if such Member has consented to receive notice by electronic transmission) to each Member at least seven (7) days in advance, except in an emergency. As an additional alternative to posting or mailing of the notice, an annual schedule of Board of Director meetings may be mailed, delivered or electronically transmitted (if such Member has consented in writing to receive notice by electronic transmission) to each Member or, the Notice of Director meetings and agenda may be conspicuously posted with repeated broadcasting of the notice on a closed circuit cable television system serving the Association as provided for in Florida Statutes Section 720.303(2)(c), as amended from time to time. In lieu of, or in addition to, posting or mailing notice of scheduled meetings, or broadcasting the notice, the Notice of Director meetings and agenda may be conspicuously posted on the Association's website or an application that can be downloaded on a mobile device for at least forty-eight (48) hours in advance, except in an emergency. In the event the notice is posted on the Association website as official notice to the Members of Board of Director meetings, the Association shall send an electronic notice to members whose email addresses are included in the Association's official records (and have consented in writing to receive notice by electronic transmission). Such notice shall include a hyperlink to the website or such mobile application on which the meeting notice is posted.

ARTICLE VII

PARLIAMENTARY RULES

B. A resolution adopting a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than a majority of the voting rights that are represented and present, in person or by proxy, at a duly noticed meeting of the Association at which a quorum is attained.

~~1. Not less than seventy-five percent (75%) of the entire membership of the Board of Directors and not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or~~

~~2. Not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or~~

3. ~~Until the first election of directors, by all of the directors.~~

D. Execution and Recording. ~~A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the Bylaws, which certificate shall be executed by the officers of the Association with the formalities of the execution of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records of Palm Beach County, Florida. All amendments to the Bylaws shall become effective upon the recordation amongst the Public Records of Palm Beach County, Florida of any instrument executed by the Association attesting to the passage of the amendment.~~

**AMENDED SCHEDULE OF PROTECTIVE COVENANTS, RESTRICTIONS,
RESERVATIONS, SERVITUDES AND OTHER CHARGES AFFECTING THE REAL
PROPERTY IN THE SUBDIVISION OF TEQUESTA PINES**

**ARTICLE XI
Right to Modify**

Amendments to the Declaration of Restrictions and the Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and other Charges Affecting the Real Property in the Subdivision of Tequesta Pines shall be proposed and adopted in the following manner:

A. ~~The Declarer hereby expressly reserves the right to annul, waive, change or modify any of the restrictions, conditions, agreements and provisions contained in the Articles as to any lots or parts of said Subdivision then owned by the Declarer with the consent of the majority in number of the then owners of all other lots in the Subdivision. In computing the majority, each lot shall be entitled to one vote, irrespective of the number of its owners. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.~~

B. A resolution adopting a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than a majority of the voting rights that are represented and present, in person or by proxy, at a duly noticed meeting of the Association at which a quorum is attained.

B. C. All instruments executed for the purposes of annulling, waiving, changing, enlarging or modifying any of the covenants, agreements, provisions, conditions and restrictions amendments to the Declaration of Restrictions and the Schedule of Protective Covenants, Restrictions, Reservations, Servitudes and other Charges Affecting the Real Property in the Subdivision of Tequesta Pines of this instrument shall be recorded. shall become effective upon the recordation amongst the Public Records of Palm Beach County, Florida of any instrument executed by the Association attesting to the passage of the amendment.

Approved Trees for Tequesta Pines Swale Area

Foxtail Palm

Sabal Palm

Gumbo Limbo

Buttonwood