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**CERTIFICATE OF SEVENTH AMENDMENT TO THE CONSOLIDATED BY-LAWS OF  
DEER RUN SOUTH COMMUNITY ASSOCIATION, INC., NOW KNOWN AS  
EASTWOOD COMMUNITY ASSOCIATION, INC.**

THIS IS TO CERTIFY that Eastwood Community Association, Inc. (formerly known as Deer Run South Community Association, Inc.) has duly adopted amendments (a copy of which is attached hereto as Exhibit "A") to Article V, Sections 2 and 3; Article VIII, Sections 2 and 7; and Article IX, Section 6, to the Consolidated By-Laws of Deer Run South Community Association, Inc., recorded in the Orange County, Florida Official Records at Book 10666, Page 2186 (as amended by the by-laws amendments recorded in the Orange County, Florida Official Records at Book 10790, Page 1924; Book 10842, Page 1660; Book 10887, Page 2104; Book 11014, Page 1389; Doc ID 20180491402; and Doc ID 20220477739), by at least two-thirds board member vote at a duly-noticed board of directors meeting held on May 23, 2023.

WITNESS MY EXECUTION HEREOF on the date set forth below.

Jeff McCall  
Eastwood Community Association, Inc.  
By: Jeff McCall, Director & President

Executed in our presence:

Signed: [Signature]  
Name: Richard Eckelberry

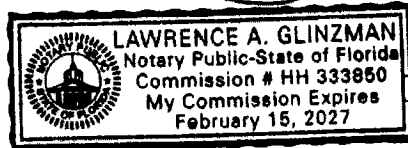
Signed: [Signature]  
Name: JONATHAN BOWDEN

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization, this day of Aug 16, 2023, by Jeff McCall, as President of Eastwood Community Association, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification.

Dated: Aug 16, 2023

By: [Signature]  
Notary Public



[Affix Seal Here]

## EXHIBIT "A"

**EIGHTH AMENDMENT TO THE CONSOLIDATED BY-LAWS OF  
DEER RUN SOUTH COMMUNITY ASSOCIATION, INC. NOW KNOWN AS  
EASTWOOD COMMUNITY ASSOCIATION, INC.**

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[Language set forth herein and ~~struck through~~ is to be deleted from the Consolidated By-Laws of Deer Run South Community Association, Inc. Now Known as Eastwood Community Association, Inc. recorded in the Orange County, Florida Official Records at Book 10666, Page 2186 (as amended by the by-laws amendments recorded in the Orange County, Florida Official Records at Book 10790, Page 1924; Book 10842, Page 1660; Book 10887, Page 2104; Book 11014, Page 1389; Doc ID 20180491402; and Doc ID 20220477739). Language set forth herein and underlined is to be added to the aforesaid by-laws. All language in the aforesaid by-laws is intended to remain unchanged, unless amended as per the language set forth herein.)

## ARTICLE V

Section 2. Vacancies in the Board.

In the case of a vacancy on the Board of Directors (~~due to death, disability, or resignation of a Director~~), ~~the vacancy shall be filled by the Voting Members(s) of the District of the subject Director, in the same manner proscribed by the Association's By Laws for election of a Director, at the next annual members meeting after the vacancy occurs (or, if requested by any Voting Member of the District of the subject Director, by special election, to be held as expeditiously as possible after receipt by the Board of Directors of the Voting Member's request for same).~~ The person so elected to fill the vacancy of the subject Director shall serve only for the unexpired term of the subject Director the remaining Directors shall elect one of the Members to serve as a Director for the unexpired term of the former Director. Alternatively, the remaining Directors may vote for the vacancy to be filled at the next annual election by the Voting Members.

Section 3. Election Procedures. ~~At the election of the Directors by Members other than the Declarant, each Voting Member (or alternate) shall be obligated to cast his/her votes in a manner mirroring the percentage of votes each candidate actually received from the Members of that Voting Member's Neighborhood. Furthermore, the total number of votes to be cast by each Voting Member shall be the total number of votes eligible for exercise within that Neighborhood, regardless of whether all Members exercised their rights to vote. (By way of illustration, if a Neighborhood had 100 Members by on 50 Members exercised their right to vote, and out of those 50 votes, 30 went to candidate "A" and 20 went to candidate "B", then the 100 votes to be cast by the Voting Member for that District would reflect this same percentage breakdown, i.e., the Voting Member will be obligated to cast 60 votes for candidate "A" and 40 votes for candidate "B".)~~ The names receiving the largest number of votes shall be elected. Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the Standing Committees of the Community Association. All elections to the Board of Directors shall be made on a written or electronic ballot which shall (a) describe the vacancies to be filled; (b) set forth the names of those nominated by the Nominating Committee for such vacancies; and (c) contain space for a written vote the Members. The written or electronic ballot shall be mailed or sent to the

Members for the Neighborhood or District for the particular Director to be elected at least fourteen (14) days in advance of the date set forth therein for a return, which shall be a date not later than the day before the Annual Meeting or Special Meeting of Members (as those terms are being hereinafter defined) called for election. The existing Board of Directors may establish alternative voting procedures as voted by a majority of the then current Board of Directors. ~~Each Voting Member shall receive as many ballots as such Voting Member has votes. Notwithstanding that a Voting Member may be entitled to several votes, such Voting Member shall exercise on any one ballot only one vote for each vacancy shown thereon.~~

Additionally, the Association may conduct elections and other votes of the Members through an internet-based voting system if a member consents, in writing, to online voting and if the statutory requirements in section 720.317, Florida Statutes (2023), are met.

## **ARTICLE VIII**

### **OFFICERS**

[ . . . ]

#### **Section 2. Election.**

The officers shall be elected annually by majority vote of the Board of Directors at the first meeting of the Board of Directors. In the event there is a tie in the vote of the Board of Directors regarding the appointment of officers, the Director who received the most votes in the last election is entitled to cast an additional vote to break the tie.

[ . . . ]

#### **Section 7. Treasurer.**

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Community Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of the Association Budget accepted by the Board of Directors. All checks and notes of the Community Association shall be co-signed by two (2) of the four (4) elected officers of the Board of Directors (President, Vice-President, Secretary or Treasurer). In the normal course of business, the Treasurer and President will sign all checks and notes. However, in circumstances where the President or Treasurer are unavailable, then either the Vice-President or Secretary can sign in their stead. Additionally, the President may provide the Community Association's manager or management company written authority to sign checks on a temporary basis if the elected officers of the Board of Directors are unavailable for any reason or if the President deems appropriate under the circumstances. The Treasurer shall keep proper books of account and cause an annual unaudited report of the Community Association's finances to be made by a certified public accountant at the completion of each Fiscal Year. The Treasurer shall prepare an annual balance sheet statement, and the budget and balance sheet statement shall be presented to the Membership at its regular Annual Meeting.

**ARTICLE IX**

**COMMITTEES**

[ . . . ]

**Section 6. Membership.**

All Committees shall be comprised of not less than three (3) ~~voting members~~ individuals or more than five (5) ~~voting members~~ individuals, all of whom are lot owners or the spouse of a lot owner who is not on the deed to the lot. No members shall be or become delinquent in any fees, fines, or assessments or have any unresolved issues of enforcement. No Committees shall contain more than ~~one~~ three currently seated Directors as a voting member. With the exception of Neighborhood Committees whose elections are described in Section 4 of this Article, each individual member of a committee shall be appointed or reappointed annually by a majority vote of the Board of Directors, which shall take place in January of each year.

Vacancies that occur on a committee shall be filled by a majority vote of the Board of Directors at a duly convened meeting. The Chairperson of the Committee shall be decided by a majority vote of the members of the Committee, unless otherwise approved by the Board. Persons interested in serving the community through appointment to a Committee should submit a written request for appointment outlining their interest and qualifications (including relevant education, personal, and professional experience) to the Board not later than December 1 of each year unless otherwise extended by a vote of the Board.