

R This instrument prepared by
and should be returned to:

Henry M. Cooper, Esq.
Bogin, Munns & Munns
2601 Technology Drive
Orlando, Florida 32804

**FIRST AMENDMENT TO BYLAWS OF
GREATER GROVES HOMEOWNERS ASSOCIATION, INC.**

This FIRST AMENDMENT TO BYLAWS OF GREATER GROVES HOMEOWNERS ASSOCIATION, INC. ("Amended Bylaws") is made and entered as of this 20 day of November, 2005 by Greater Groves Homeowners Association, Inc., a not-for-profit Florida corporation ("Association").

RECITALS

A. The Association governs and enforces those certain covenants, conditions, and restrictions of public record which have been imposed upon the real property located in the Greater Groves Subdivision, or any portion thereof, pursuant to and as more particularly set forth in (a) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 1 dated August 22, 1991 and recorded September 25, 1991, in Official Records Book 1128, Page 87; (b) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 2 dated August 31, 1992 and recorded September 1, 1992, in Official Records Book 1183, Page 412; (c) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 3 dated August 5, 1993 and recorded January 12, 1994, in Official Records Book 1271, Page 408; (d) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 4 dated March 19, 1996 and recorded July 18, 1996, in Official Records Book 1451, Page 1837; (e) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 5 dated June 26, 1997 and recorded September 30, 1997, in Official Records Book 1550, Page 1737, as amended by instrument recorded in Official Records Book 1778, Page 911; (f) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 6 dated March 3, 1998 and recorded April 24, 1998, in Official Records Book 1603, Page 1150, as amended by instrument recorded in Official Records Book 1778, Page 914; and (g) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves - Phase 7 dated January 29, 1999 and recorded February 10, 1999, in Official Records Book 1686, Page 2319, as amended by instrument recorded in Official Records Book 1778, Page 917, all in the Public Records of Lake County, Florida.

B. On October 1, 1993, the Association adopted those certain Bylaws of Greater Groves Homeowners Association, Inc. dated October 1, 1993 ("Initial Bylaws").

C. In accordance with Article XVI, Section 1 of the Initial Bylaws, a special meeting of the Membership was held on October 30, 2005, wherein a majority of all members present approved the adoption of the amendments to the Initial Bylaws as more particularly set forth in this Amended Bylaws.

NOW, THEREFORE, in consideration of the premises hereof, the Association does hereby amend and modify the Initial Bylaws as set forth hereinafter.

1. Recitals. The foregoing Recitals are true, correct, and complete and are incorporated herein by this reference.

2. **Conflict.** In the event of a conflict between any term, condition and/or provision of this Amended Bylaws and any term, condition and/or provision of the Initial Bylaws, the term, condition and/or provision of this Amended Bylaws shall control.

3. **Definitions.** Each defined term in this Amended Bylaws has the meaning such term has in the Initial Bylaws unless specifically provided for in this Amended Bylaws otherwise.

4. **Amendments.**

a. Article III, Section 4 of the Initial Bylaws is hereby amended to correct a typographical error by deleting the term "Section 4." and replacing said term with "Section 6.".

b. Article III of the Initial Bylaws is hereby amended to add the following provisions:

Section 7. "Members of Family" shall mean and refer to persons of at least 18 years of age who are members of Owner's or Member's immediate family. The term "immediate" as used herein shall exclusively mean and refer to Owner, Member, Owner or Member's spouse or significant other, and Owner or Member's siblings of at least 18 years of age.

Section 8. "Reside" or "reside" shall mean and refer to live and/or occupy a single-family dwelling located on any Lot permanently or for a period of time not less than one year.

Section 9. "Guest" or "guest" shall mean and refer to a person who does not reside at the home of an Owner but merely is the recipient of hospitality at the home of an Owner. A Guest has no rights to the use and/or enjoyment of the Common Property without the express written authorization by the Association.

Section 10. "Tenant" or "tenant" shall mean and refer to a person other than an Owner and/or Member that pays rent for the use and/or occupancy of a home owned by an Owner, which occupancy is for a period of time of at least one year.

c. Article VI, Section 2 of the Initial Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 2. Any Member may delegate his rights and enjoyment in the Common Property to his Members of Family who reside upon any Lot or to any of his Tenant(s). A Member, Owner, and/or Tenant shall notify the Secretary in writing of the name of any such person and of the relationship of the Owner, Member, and/or Tenant to such person in order for the Association to verify whether the person is a Guest, Tenant, Member, Owner, or Members of Family. Failure of Member, Owner, and/or Tenant to comply with the foregoing written notification shall automatically waive Member, Owner, and/or Tenant's right to delegate its rights and enjoyment in the Common Property to such person. The rights and

privileges of such person are subject to suspension under this Article VI to the same extent as those of a Member.

- d. Article VI of the Initial Bylaws is hereby amended to add the following provisions:

Section 3. Trespass Warning. No Owner, Member, Members of Family, and/or Tenant may allow or authorize a person to be in, upon or on any of the Common Property located in the Greater Groves subdivision in contravention of a trespass warning issued to any such person by the Board, the designee of the Board, and/or the Lake County Sheriff's Office.

Section 4. Penalty. All Owners, Members, Members of Family, and Tenants shall comply with the Bylaws, and the rules and regulations governing the use of the Common Property. If an Owner, Member, Members of Family, and/or Tenant fails to comply with the Bylaws, and/or the rules and regulations governing the use of the Common Property, then the Association, in its sole and absolute discretion, may:

(a) suspend the rights of any such person for violation of said Bylaws and/or rules and regulations for a period not to exceed thirty (30) days; and/or

(b) levy a fine in the amount of \$100.00 per violation, against any Owner, Member, Members of Family, and/or Tenant. Prior to the imposition of said fine, the Association shall provide such person with a fourteen (14) day written notice of the violation, proposed fine, and an opportunity for a hearing before a committee of at least three (3) members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The proposed fine shall be imposed if approved by majority vote of said committee.

- e. Article XI, Section 1 of the Initial Bylaws is hereby amended to add the following provisions:

G. On behalf of each and every Owner, Member, Members of Family, and Tenant, to invoke and to have the Lake County Sheriff's Office enforce the trespass laws of Florida, as codified in Florida Statutes § 810, et seq., as to the Common Property located in the Greater Groves subdivision.

For the purposes of this section G, the Board or its designee shall have the power to warn such person not to return to the Common Property located in the Greater Groves subdivision or such person will be subject to arrest for permanent trespass, or so assist the Lake County Sheriff's Office in such a warning or arrest.

H. To appoint and/or designate a person to serve as the Association's liaison with the Lake County Sheriff's office to

coordinate law enforcement matters affecting the Greater Groves subdivision.

5. Ratification. Except as specifically set forth in this Amended Bylaws, the terms, provisions and conditions of the Initial Bylaws are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amended Bylaws to be executed in manner and form sufficient to be binding this 20 day of November, 2005.

Witnesses: [Signature] Greater Groves Homeowners Association, Inc.
Print Name: Jacquelyn Smith By: Greta A Smith
Name: Greta A Smith
Title: President

Print Name: _____

STATE OF FLORIDA)
)ss.
COUNTY OF LAKE)

The forgoing instrument was acknowledged before me this 20 day of November, 2005 by Greta Smith, as President of Greater Groves Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced personally known as identification.

My commission expires: _____
Name: Beth Palmer
Notary Public, State of Florida



This instrument prepared by
and should be returned to:

R
Henry M. Cooper, Esq.
Bogin, Munns & Munns
2601 Technology Drive
Orlando, Florida 32804

**SECOND AMENDMENT TO BYLAWS OF
GREATER GROVES HOMEOWNERS ASSOCIATION, INC.**

This SECOND AMENDMENT TO BYLAWS OF GREATER GROVES HOMEOWNERS ASSOCIATION, INC. (“Second Amended Bylaws”) is made and entered as of this ____ day of April, 2007, by Greater Groves Homeowners Association, Inc., a not-for-profit Florida corporation (“Association”).

RECITALS

A. The Association governs and enforces those certain covenants, conditions, and restrictions of public record which have been imposed upon the real property located in the Greater Groves Subdivision, or any portion thereof, pursuant to and as more particularly set forth in (a) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 1 dated August 22, 1991 and recorded September 25, 1991, in Official Records Book 1128, Page 87; (b) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 2 dated August 31, 1992 and recorded September 1, 1992, in Official Records Book 1183, Page 412; (c) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 3 dated August 5, 1993 and recorded January 12, 1994, in Official Records Book 1271, Page 408; (d) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 4 dated March 19, 1996 and recorded July 18, 1996, in Official Records Book 1451, Page 1837; (e) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 5 dated June 26, 1997 and recorded September 30, 1997, in Official Records Book 1550, Page 1737, as amended by instrument recorded in Official Records Book 1778, Page 911; (f) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 6 dated March 3, 1998 and recorded April 24, 1998, in Official Records Book 1603, Page 1150, as amended by instrument recorded in Official Records Book 1778, Page 914; and (g) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 7 dated January 29, 1999 and recorded February 10, 1999, in Official Records Book 1686, Page 2319, as amended by instrument recorded in Official Records Book 1778, Page 917, all in the Public Records of Lake County, Florida.

B. On October 1, 1993, the Association adopted those certain Bylaws of Greater Groves Homeowners Association, Inc. dated October 1, 1993 (“Initial Bylaws”).

C. D.
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G. H.
I. J.
K. L.
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CM. CN.
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CS. CT.
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JI. JJ.
JK. JL.
JM. JN.
JO. JP.
JQ. JR.
JS. JT.
JU. JV.
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JY. JZ.
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KS. KT.
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KW. KX.
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LQ. LR.
LS. LT.
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LW. LX.
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MI. MJ.
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OA. OB.
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OE. OF.
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OI. OJ.
OK. OL.
OM. ON.
OO. OP.
OQ. OR.
OS. OT.
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OY. OZ.
PA. PB.
PC. PD.
PE. PF.
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PK. PL.
PM. PN.
PO. PP.
PQ. PR.
PS. PT.
PU. PV.
PW. PX.
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QM. QN.
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QQ. QR.
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RK. RL.
RM. RN.
RO. RP.
RQ. RR.
RS. RT.
RU. RV.
RW. RX.
RY. RZ.
SA. SB.
SC. SD.
SE. SF.
SG. SH.
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SK. SL.
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UK. UL.
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UQ. UR.
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UW. UX.
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VA. VB.
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WQ. WR.
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WW. WX.
WY. WZ.
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XE. XF.
XG. XH.
XI. XJ.
XK. XL.
XM. XN.
XO. XP.
XQ. XR.
XS. XT.
XU. XV.
XW. XZ.
YA. YB.
YC. YD.
YE. YF.
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YI. YJ.
YK. YL.
YM. YN.
YO. YP.
YQ. YR.
YS. YT.
YU. YV.
YW. YX.
YY. YZ.
ZA. ZB.
ZC. ZD.
ZE. ZF.
ZG. ZH.
ZI. ZJ.
ZK. ZL.
ZM. ZN.
ZO. ZP.
ZQ. ZR.
ZS. ZT.
ZU. ZV.
ZW. ZX.
ZY. ZZ.

C. On November 20, 2005, the Association amended the Initial Bylaws as more particularly described in that certain First Amendment To Bylaws of Greater Groves Homeowners Association, Inc. dated November 20, 2005 and recorded June 30, 2006 in Official Records Book 3199, Page 1909, of the Public Records of Lake County, Florida (“**First Amended Bylaws**”).

D. In accordance with Article XVI, Section 1 of the Initial Bylaws, a special meeting of the Membership was held on November 28, 2006, wherein a majority of all members present approved the adoption of the amendments to the Initial Bylaws as more particularly set forth in this Second Amended Bylaws.

NOW, THEREFORE, in consideration of the premises hereof, the Association does hereby amend and modify the Initial Bylaws as set forth hereinafter.

1. Recitals. The foregoing Recitals are true, correct, and complete and are incorporated herein by this reference.

2. Conflict. In the event of a conflict between any term, condition and/or provision of this Second Amended Bylaws and any term, condition and/or provision of the Initial Bylaws or First Amended Bylaws, the term, condition and/or provision of this Second Amended Bylaws shall control.

3. Definitions. Each defined term in this Second Amended Bylaws has the meaning such term has in the Initial Bylaws or First Amended Bylaws unless specifically provided for in this Second Amended Bylaws otherwise.

4. Amendments.

a. Article VI, Section 1 of the Initial Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 1. Annual Meetings. The annual meeting will be held during the month of November.

5. Ratification. Except as specifically set forth in this Second Amended Bylaws, the terms, provisions and conditions of the Initial Bylaws and First Amended Bylaws are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Second Amended Bylaws to be executed in manner and form sufficient to be binding this ___ day of April, 2007.

Witnesses:
Rose Stasiowski
Print Name: Rose Stasiowski
Shannen M Reddy
Print Name: Shannen M Reddy

Greater Groves Homeowners Association, Inc.

By: Greta A. Smith
Name: Greta A. Smith
Title: PRESIDENT

STATE OF FLORIDA)

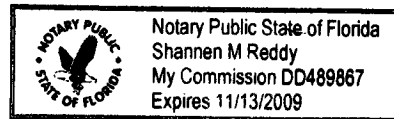
COUNTY OF LAKE)

)ss.

The forgoing instrument was acknowledged before me this 2 day of ~~April~~ ^{June}, 2007 by Greta A. Smith, as President of Greater Groves Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

My commission expires:

Shannen M Reddy
Name: Shannen M Reddy
Notary Public, State of Florida



This instrument prepared by
and should be returned to:

fe
Henry M. Cooper, Esq.
Bogin, Munns & Munns, P.A.
2601 Technology Drive
Orlando, Florida 32804

**THIRD AMENDMENT TO BYLAWS OF
GREATER GROVES HOMEOWNERS ASSOCIATION, INC.**

This THIRD AMENDMENT TO BYLAWS OF GREATER GROVES HOMEOWNERS ASSOCIATION, INC. ("**Third Amended Bylaws**") is made and entered as of this 27 day of JANUARY, 2009 by Greater Groves Homeowners Association, Inc., a not-for-profit Florida corporation ("**Association**").

RECITALS

A. The Association governs and enforces those certain covenants, conditions, and restrictions of public record which have been imposed upon the real property located in the Greater Groves Subdivision, or any portion thereof, pursuant to and as more particularly set forth in (a) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 1 dated August 22, 1991 and recorded September 25, 1991, in Official Records Book 1128, Page 87; (b) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 2 dated August 31, 1992 and recorded September 1, 1992, in Official Records Book 1183, Page 412; (c) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 3 dated August 5, 1993 and recorded January 12, 1994, in Official Records Book 1271, Page 408; (d) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 4 dated March 19, 1996 and recorded July 18, 1996, in Official Records Book 1451, Page 1837; (e) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 5 dated June 26, 1997 and recorded September 30, 1997, in Official Records Book 1550, Page 1737, as amended by instrument recorded in Official Records Book 1778, Page 911; (f) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 6 dated March 3, 1998 and recorded April 24, 1998, in Official Records Book 1603, Page 1150, as amended by instrument recorded in Official Records Book 1778, Page 914; and (g) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 7 dated January 29, 1999 and recorded February 10, 1999, in Official Records Book 1686, Page 2319, as amended by instrument recorded in Official Records Book 1778, Page 917, all in the Public Records of Lake County, Florida.

B. On October 1, 1993, the Association adopted those certain Bylaws of Greater Groves Homeowners Association, Inc. dated October 1, 1993 ("**Initial Bylaws**").

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of the original document.

C. On November 20, 2005, the Association amended the Initial Bylaws as more particularly described in that certain First Amendment To Bylaws of Greater Groves Homeowners Association, Inc. dated November 20, 2005 and recorded June 30, 2006 in Official Records Book 3199, Page 1909, of the Public Records of Lake County, Florida ("**First Amended Bylaws**").

D. On June 2, 2007, the Association amended the Initial Bylaws as more particularly described in that certain Second Amendment To Bylaws of Greater Groves Homeowners Association, Inc. dated June 2, 2007 and recorded June 6, 2007 in Official Records Book 3446, Page 1815, of the Public Records of Lake County, Florida ("**Second Amended Bylaws**"). The Initial Bylaws, First Amended Bylaws, and Second Amended Bylaws are collectively referred to hereinafter as the "**Bylaws**".

E. In accordance with Article XVI, Section 1 of the Bylaws, a meeting of the Membership was held on November 18, 2008, wherein a majority of all members present approved the adoption of the amendments to the Bylaws as more particularly set forth in this Third Amended Bylaws.

NOW, THEREFORE, in consideration of the premises hereof, the Association does hereby amend and modify the Bylaws as set forth hereinafter.

1. Recitals. The foregoing Recitals are true, correct, and complete and are incorporated herein by this reference.

2. Conflict. In the event of a conflict between any term, condition and/or provision of this Third Amended Bylaws and any term, condition and/or provision of the Bylaws, the term, condition and/or provision of this Third Amended Bylaws shall control.

3. Definitions. Each defined term in this Third Amended Bylaws has the meaning such term has in the Bylaws unless specifically provided for in this Third Amended Bylaws otherwise.

4. Amendments.

a. Article VIII, Section 1 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be Members of the Association.

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is equivalent to the quality
of the original document.

b. Article VIII, Section 2 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 2. Term of Office. At the first annual meeting the Members shall elect five (5) directors for a term of one (1) year. At each annual meeting thereafter the Members shall elect five (5) directors for a term of one (1) year.

5. Ratification. Except as specifically set forth in this Third Amended Bylaws, the terms, provisions and conditions of the Bylaws are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Third Amended Bylaws to be executed in manner and form sufficient to be binding this 27 day of January, 2009.

Witnesses:

[Signature]
Print Name: Loz M. Hage
[Signature]
Print Name: Scott Schlerer

Greater Groves Homeowners Association, Inc.

By: [Signature]
Name: Greta A. Smith
Title: PRESIDENT

STATE OF FLORIDA)

)ss.

COUNTY OF LAKE)

The forgoing instrument was acknowledged before me this 27 day of January 2009 by Greta A. Smith, as President of Greater Groves Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced State of Florida ID as identification.

My commission expires:

[Signature]
Name: Steven Hage
Notary Public, State of Florida



The quality of this image is equivalent to the quality of the original document.

This instrument prepared by
and should be returned to:



Henry M. Cooper, Esq.
Bogin, Munns & Munns, P.A.
2601 Technology Drive
Orlando, Florida 32804

**FOURTH AMENDMENT TO BYLAWS OF
GREATER GROVES HOMEOWNERS ASSOCIATION, INC.**

This FOURTH AMENDMENT TO BYLAWS OF GREATER GROVES HOMEOWNERS ASSOCIATION, INC. ("**Fourth Amended Bylaws**") is made and entered as of this 2nd day of NOVEMBER, 2011 by Greater Groves Homeowners Association, Inc., a not-for-profit Florida corporation ("**Association**").

RECITALS

A. The Association governs and enforces those certain covenants, conditions, and restrictions of public record which have been imposed upon the real property located in the Greater Groves Subdivision, or any portion thereof, pursuant to and as more particularly set forth in (a) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 1 dated August 22, 1991 and recorded September 25, 1991, in Official Records Book 1128, Page 87; (b) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 2 dated August 31, 1992 and recorded September 1, 1992, in Official Records Book 1183, Page 412; (c) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 3 dated August 5, 1993 and recorded January 12, 1994, in Official Records Book 1271, Page 408; (d) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 4 dated March 19, 1996 and recorded July 18, 1996, in Official Records Book 1451, Page 1837; (e) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 5 dated June 26, 1997 and recorded September 30, 1997, in Official Records Book 1550, Page 1737, as amended by instrument recorded in Official Records Book 1778, Page 911; (f) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 6 dated March 3, 1998 and recorded April 24, 1998, in Official Records Book 1603, Page 1150, as amended by instrument recorded in Official Records Book 1778, Page 914; and (g) that certain Notice of Covenants, Conditions and Restrictions for The Greater Groves – Phase 7 dated January 29, 1999 and recorded February 10, 1999, in Official Records Book 1686, Page 2319, as amended by instrument recorded in Official Records Book 1778, Page 917, all in the Public Records of Lake County, Florida.

B. On October 1, 1993, the Association adopted those certain Bylaws of Greater Groves Homeowners Association, Inc. dated October 1, 1993 ("**Initial Bylaws**").

C. On November 20, 2005, the Association amended the Initial Bylaws as more particularly described in that certain First Amendment To Bylaws of Greater Groves Homeowners Association, Inc. dated November 20, 2005 and recorded June 30, 2006 in Official Records Book 3199, Page 1909, of the Public Records of Lake County, Florida (“**First Amended Bylaws**”).

D. On June 2, 2007, the Association amended the Initial Bylaws as more particularly described in that certain Second Amendment To Bylaws of Greater Groves Homeowners Association, Inc. dated June 2, 2007 and recorded June 6, 2007 in Official Records Book 3446, Page 1815, of the Public Records of Lake County, Florida (“**Second Amended Bylaws**”).

E. On January 27, 2009, the Association amended the Initial Bylaws as more particularly described in that certain Third Amendment To Bylaws of Greater Groves Homeowners Association, Inc. dated January 27, 2009 and recorded February 2, 2009 in Official Records Book 3726, Page 32, of the Public Records of Lake County, Florida (“**Third Amended Bylaws**”). The Initial Bylaws, First Amended Bylaws, Second Amended Bylaws, and Third Amended Bylaws are collectively referred to hereinafter as the “**Bylaws**”.

F. In accordance with Article XVI, Section 1 of the Bylaws, a meeting of the Membership was held on October 27, 2011, wherein a majority of all members present approved the adoption of the amendments to the Bylaws as more particularly set forth in this Fourth Amended Bylaws.

NOW, THEREFORE, in consideration of the premises hereof, the Association does hereby amend and modify the Bylaws as set forth hereinafter.

1. Recitals. The foregoing Recitals are true, correct, and complete and are incorporated herein by this reference.

2. Conflict. In the event of a conflict between any term, condition and/or provision of this Fourth Amended Bylaws and any term, condition and/or provision of the Bylaws, the term, condition and/or provision of this Fourth Amended Bylaws shall control.

3. Definitions. Each defined term in this Fourth Amended Bylaws has the meaning such term has in the Bylaws unless specifically provided for in this Fourth Amended Bylaws otherwise.

4. Amendments.

a. **Article I of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article I. Name and Location. The name of the corporation is GREATER GROVES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the “Association.” The principal office of the Association shall be located at 11500 Greater Groves Blvd., Clermont, Florida 34714, but meetings of members and Directors may be held at such places within Lake, Orange,

Polk, or Osceola Counties, as may be designated by the Board of Directors. The Board of Directors may, from time to time, move the principal office to any other address in Lake, Orange, Polk, or Osceola Counties, Florida.

b. Article III, Section 6 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 6. "Member" shall mean and refer to owners admitted pursuant to the provisions of Article IV hereinbelow. Members shall be entitled to one (1) vote for each Lot owned. When more than one person owns an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

c. Article IV of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article IV. Admission To Membership. A Member in good standing is one whose dues and assessments have been paid to the Association in a timely fashion. Membership is not transferable and shall automatically terminate when a Member is no longer an owner.

d. Article V of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article V. Dues. There shall be annual dues of Ten and No/100 Dollars (\$10.00) for each Member, due on January 1st of each calendar year. Dues remaining uncollected on the 31st day of March, of each year, will be sufficient grounds for cancellation of the membership. The membership rights of any Member may be suspended by action of the Board of Directors during the period when the dues remain unpaid; but upon payment of such dues, his rights and privileges shall be automatically restored.

e. Article VII, Section 4 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article VII. Section 4. Quorum – The presence at the meeting of Members entitled to cast a majority of the votes of the entire Membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the majority of the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

f. Article VII, Section 5 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article VII. Section 5. Absentee Ballots – At all meetings of Members, each Member may vote in person or by absentee ballot. All absentee ballots shall be in writing and on file, no later than 1 day prior to the vote. Absentee ballots shall be mailed postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such absentee ballot shall specify all such information concerning the items up for vote, along with a separate signature page, to be used expressly by the owner.

Each member voting by absentee ballot shall return said ballot (no copies accepted) to the Association as follows: the completed ballot shall be placed in an inner envelope with no identifying markings and mailed or delivered to the association in an outer envelope bearing identifying information reflecting the name of the member, the lot or parcel for which the vote is being cast, and the signature of the lot or parcel owner casting that ballot. If the eligibility of the member to vote is confirmed and no other ballot has been submitted for that lot or parcel, the inner envelope shall be removed from the outer envelope bearing the identification information, placed with the ballots which were personally cast, and opened when the ballots are counted. If more than one ballot is submitted for a lot or parcel, the ballots for that lot or parcel shall be disqualified. Any vote by ballot received after the closing of the balloting will not be considered. Only the original ballot, with the Association seal, shall be accepted – no copies will be accepted as ballots.

g. Article VIII, Section 1 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article VIII. Section 1. Number – The affairs of this Association shall be managed by a Board of five (5) Directors, who must be Members of the Association in good standing, and reside in Greater Groves at least six (6) months a year.

h. Article VIII, Section 2 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article VIII. Section 2. Term of Office – At the first annual meeting the Members shall elect five (5) directors for a term of one (1) year. At each annual meeting thereafter the Members shall elect five (5) directors for a term of one (1) year. Each director shall serve in office for no more than three (3) continuous years.

i. Article VIII of the Bylaws is hereby amended to add the following provision:

Article VIII. Section 6. Board Eligibility – A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association for more than 90 days is not eligible for board membership. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a member of the board is ineligible for board membership.

j. Article IX, Section 1 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article IX. Section 1. Nomination – nomination for election to the Board of Directors shall be made by any member of the association in good standing as of 30 days prior to the election. Nominees may be any member of the association in good standing as of 30 days prior to the election. Nominations must be in writing, must specify the name, mailing address, Lot address, current phone number and email address (if applicable) of the Nominee and the Nominator. Nominations must be submitted to the Secretary of the President of the Association, at least 30 days prior the election.

k. Article IX, Section 2 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article IX. Section 2. Election – Election to the Board of Directors shall be by secret written ballot. At such election, or by absentee ballot as specified above, the Member may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Article of Incorporation. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

l. Article XI, Section 2(A) of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article XI. Section 2(A). A. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by a majority of the Members who are entitled to vote.

m. Article XI, Section 2(H) of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article XI. Section 2(H). H. *The Board of Directors may appoint the members of the Architectural Control Committee, subject to any appointment powers reserved to Lot Owners or others in the Restrictive Covenants governing all or portions of the Subdivision. The Architectural Control Committee, as appointed by the Board of Directors, shall consist of three (3) Members. The Architectural Control Committee shall review all construction plans and specifications submitted to it for the erection, placement, or alteration of a building or structure on any Lot and shall give written approval or disapproval of such plans and specifications within thirty (30) days after the plans and specifications have been submitted to it. The Committee shall consider in its review and discussion the following criteria:*

- 1) Consistency of the plans and specifications with applicable covenants and restrictions of public records;*
- 2) Quality of workmanship and materials;*
- 3) Harmony of exterior design with existing structures;*
- 4) The location of the proposed structure with respect to topography and finished grade elevation.*

The committee's approval or disapproval as required in these Bylaws shall be in writing. In the event the Committee fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced by the Committee prior to the completion thereof, approval will not be required.

n. Article XII, Section 1 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article XII. Section 1. *Enumeration of Officers – The officers of this Association shall be a President and Vice President, who shall at all times be Members of the Board of Directors, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Any officer not on the Board of Directors may submit for Board approval an annual contract for compensation for their work, to be approved solely at the Board's discretion. Said contract must be kept on file with the Association's records.*

o. Article XII, Section 8 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article XII. Section 8. *Duties – The duties of the officers are as follows:*

*A. **President** – The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all promissory notes.*

B. **Vice President** – *The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.*

C. **Secretary** – *The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association, together with their addresses; and shall perform such other duties as required by the Board.*

D. **Treasurer** – *The treasurer shall receive and deposit in the appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; and shall prepare a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members at said meeting. The treasurer shall prepare an annual budget in conjunction with the Lake County MSBU agreement.*

p. **Article XIII of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article XIII. Committees. The Association shall appoint an Architectural Control Committee as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

q. **Article XVI, Section 1 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article XVI. Section 1. These Bylaws may be amended, at a regular or special meeting of the Membership, by a vote of a majority of a quorum of all members in good standing voting in person or by absentee ballot.

r. **Article XVII of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article XVII. Miscellaneous. The fiscal year of the Association shall begin on the first day of October and end on the 30th day of September of every year, in conjunction with the Lake County fiscal calendar, for ease of reconciling financial records for the MSBU agreement.

s. **Article XVIII, Section 2 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article XVIII. Section 2. Derivative Proceedings – The Association shall indemnify any person who was or is a party to any proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a director, officer, employee, or agent of the Association or is or was serving at the request of the Association as a director, officer, employee, or agent of another association, partnership, joint venture, trust, or other enterprise, against expenses and amounts paid in settlement not exceeding, in the judgment of the board of directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with defense or settlement of such proceeding, including any appeal thereof. Such indemnification shall be authorized if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, except that no indemnification shall be made under this Section in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable unless, and only to the extent that, the court in which proceeding was brought, or any other court of competent jurisdiction, shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

t. **Article XVIII, Section 9(c) of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article XVIII. Section 9(c). c. The director, officer, employee, or agent is fairly and reasonably entitled to indemnification or advancement of expenses, or both, in view of all the relevant circumstances, regardless of whether such person met the standard of conduct set forth in Section 1, Section 2, or Section 7.

u. **Article XVIII, Section 11(c) of the Bylaws is hereby deleted in its entirety and replaced with the following provision:**

Article XVIII, Section 11(c). c. The term "liability" include obligations to pay a judgment, settlement, penalty, fine (including an excise tax assessed with respect to any employee benefit plan), and expenses, actually and reasonably incurred with respect to a proceeding;

5. **Ratification.** Except as specifically set forth in this Fourth Amended Bylaws, the terms, provisions and conditions of the Bylaws are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Fourth Amended Bylaws to be executed in manner and form sufficient to be binding this 2 day of NOVEMBER 2011.

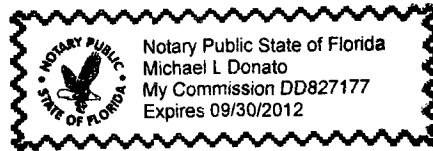
Witnesses:

Natalie Gomez
Print Name: Natalie Gomez

Rose Stasirvski
Print Name: Rose Stasirvski

Greater Groves Homeowners Association, Inc.

By: [Signature]
Name: RUSSELL ROBERTSON
Title: PRESIDENT



STATE OF FLORIDA)
)ss.
COUNTY OF LAKE)

The forgoing instrument was acknowledged before me this 2 day of NOVEMBER 2011 by RUSSELL ROBERTSON, as PRESIDENT of Greater Groves Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

My commission expires: 9.30.2012 Michael L. Donato
Name: MICHAEL L. DONATO
Notary Public, State of Florida

This instrument prepared by
and should be returned to:
Marianne Monahan, Secretary
Greater Groves HOA
P.O.Box 135083
Clermont, FL 34713-5083

FIFTH AMENDMENT TO BYLAWS OF
GREATER GROVES HOMEOWNERS ASSOCIATION, INC.

This FIFTH AMENDMENT TO BYLAWS OF GREATER GROVES HOMEOWNERS ASSOCIATION, INC. ("Fifth Amendment Bylaws") is made and entered as of this 31st day of JAN, 2012 by Greater Groves Homeowners Association, Inc., a not-for-profit Florida corporation ("Association").

RECITALS

A. The Association governs and enforces those certain covenants, conditions, and restrictions of public record which have been imposed upon the real property located in the Greater Groves Subdivision, or any portion thereof, pursuant to and as more particularly set forth in a) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase I dated August 22, 1991 and recorded September 25, 1991, in Official Records Book 1128, Page 87; b) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 2 dated August 31, 1992 and recorded September 1, 1992, in Official Records Book 1183, Page 412; c) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 3 dated August 5, 1993 and recorded January 12, 1994, in Official Records Book 1271, Page 408; d) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 4 dated March 19, 1996 and recorded July 18, 1996, in Official Record Book 1451, Page 1837; e) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 5 dated June 26, 1997 and recorded September 30, 1997, in Official Records Book 1550, Page 1737, as amended by instrument recorded in Official Records Book 1778, Page 911; f) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 6 dated March 3, 1998 and recorded April 24, 1998, in Official Record Book 1603, Page 1150, as amended by instrument recorded in Official Record Book 1778, Page 914; and g) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 7 dated January 29, 1999 and recorded February 10, 1999, in Official Record Book 1686, Page 2319, as amended by instrument recorded in Official Record Book 1778, page 917, all in the Public Records of Lake County, Florida.

B. On October 1, 1993, the Association adopted those certain Bylaws of Greater Groves Homeowners Association, Inc. dated October 1, 1993 ("**Initial Bylaws**").

C. On November 20, 2005, the Association amended the Initial Bylaws as more particularly described in that certain First Amendment to Bylaws of Greater Groves Homeowners Association, Inc. dated November 20, 2005 and recorded June 30, 2006 in Official Records Book 3199, Page 1909, of the Public Records of Lake County, Florida ("**First Amended Bylaws**").

D. On June 2, 2007, the Association amended the Initial Bylaws as more particularly described in that certain Second Amendment to Bylaws of Greater Groves Homeowners Association, Inc., dated June 2, 2007 and recorded June 6, 2007 in Official Records Book 3446, page 1815, of the Public Records of Lake County, Florida ("**Second Amended Bylaws**").

E. On January 27, 2009, the Association amended the Initial Bylaws as more particularly described in that certain Third Amendment To Bylaws of Greater Groves Homeowners Association, Inc, dated January 27, 2009 and recorded February 2, 2009 in Official Records Book 3726, Page 32, of Public Records of Lake County, Florida (“**Third Amended Bylaws**”).

F. On November 2, 2011, the Association amended the Initial Bylaws as more particularly described in that certain Fourth Amendment To Bylaws of Greater Groves Homeowners Association, Inc, dated November 2, 2011 and recorded November 7, 2011 in Official Records Book 4091, Page 1303, of Public Records of Lake County, Florida (“**Fourth Amended Bylaws**”). The Initial Bylaws, First Amendment Bylaws, Second Amendment Bylaws, Third Amendment Bylaws, and Fourth Amendment Bylaws are collectively referred to hereinafter as the “Bylaws”.

G. In accordance with Article XVI, Section 1 of the Bylaws, a meeting of the Membership was held on January 20, 2012, wherein a majority of all Members present approved the adoption of the amendments to the Bylaws as more particularly set forth in this Fifth Amended Bylaws.

NOW, THEREFORE, in consideration of the premises hereof, the Association does hereby amend and modify the Bylaws as set forth hereinafter.

1. Recitals – The foregoing Recitals are true, correct, and complete and are incorporated herein by this reference.
2. Conflict – In the event of a conflict between any term, condition and/or provision of this Fifth Amended Bylaws and any term, condition and/or provision of the Bylaws, the term, condition and/or provision of this Fifth Amended Bylaws shall control.
3. Definitions – Each defined term in this Fifth Amended Bylaws has the meaning such term has in the Bylaws unless specifically provided for in this Fifth Amended Bylaws otherwise.
4. Amendments
 - a. Article V of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Article 5 DUES There shall be annual dues of Ten and No/100 Dollars (\$10.00) for each Member, due on January 1st of each calendar year. Members who are owners of multiple lots must pay only one membership fee. Dues remaining uncollected on the 31st day of March, of each year, will be sufficient grounds for cancellation of the membership.

The membership rights of any Member may be suspended by action of the Board of Directors during the period when the dues remain unpaid; but upon payment of such dues, his rights and privileges shall be automatically restored.

b. Article VII, Section 4 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 4 Quorum – The presence at the meeting of Members entitled to cast, or of absentee ballots received prior to the start of the meeting entitled to cast, a majority of the votes of the entire Membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the majority of the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

5. Ratification – Except as specifically set forth in this Fifth Amended Bylaws, the terms, provisions and conditions of the Bylaws are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Fifth Amended Bylaws to be executed in manner and form sufficient to the binding this 31st day of JAN, 2012.

Witness

Greater Groves Homeowners Association, Inc.

By its Secretary:

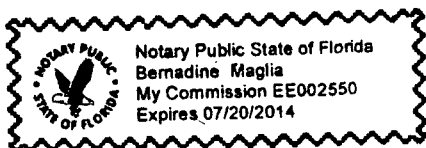
Cheyl Vaf
CHERYL VAETH
Print name

Marianne Monahan
Marianne Monahan
Print Name

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ ORANGE

I HEREBY CERTIFY that on this day before me personally appeared MARIANNE MONAHAN, who () is personally known to me, or who () produced drivers license as identification, and who did not take an oath, and he acknowledged before me that he executed this instrument for the purposes therein described.

DATED this 5 day of October 2012.



Bernadine Maglia
Notary Public
My Commission Expires: 07/20/2014

This instrument prepared by
and should be returned to:
Greater Groves HOA
P.O. Box 135083
Clermont, FL 34713-5083

**SIXTH AMENDMENT TO BYLAWS OF
GREATER GROVES HOMEOWNERS ASSOCIATION, INC.**

This SIXTH AMENDMENT TO BYLAWS OF GREATER GROVES HOMEOWNERS ASSOCIATION, INC. ("Sixth Amendment Bylaws") is made and entered as of this 6th day of MARCH, 2019 by Greater Groves Homeowners Association, Inc., a not-for-profit Florida corporation ("Association").

RECITALS

A. The Association governs and enforces those certain covenants, conditions, and restrictions of public record which have been imposed upon the real property located in the Greater Groves Subdivision, or any portion thereof, pursuant to and as more particularly set forth in a) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase I dated August 22, 1991 and recorded September 25, 1991, in Official Records Book 1128, Page 87; b) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 2 dated August 31, 1992 and recorded September 1, 1992, in Official Records Book 1183, Page 412; c) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 3 dated August 5, 1993 and recorded January 12, 1994, in Official Records Book 1271, Page 408; d) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 4 dated March 19, 1996 and recorded July 18, 1996, in Official Records Book 1451, Page 1837; e) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 5 dated June 26, 1997 and recorded September 30, 1997, in Official Records Book 1550, Page 1737, as amended by instrument recorded in Official Records Book 1778, Page 911; f) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 6 dated March 3, 1998 and recorded April 24, 1998, in Official Records Book 1603, Page 1150, as amended by instrument recorded in Official Records Book 1778, Page 914; and g) that certain Notice of Covenants, Conditions and Restrictions for the Greater Groves – Phase 7 dated January 29, 1999 and recorded February 10, 1999, in Official Records Book 1686, Page 2319, as amended by instrument recorded in Official Record Book 1778, Page 917, all in the Public Records of Lake County, Florida.

B. On October 1, 1993, the Association adopted those certain Bylaws of Greater Groves Homeowners Association, Inc. dated October 1, 1993 ("**Initial Bylaws**").

C. On November 20, 2005, the Association amended the Initial Bylaws as more particularly described in that certain First Amendment to Bylaws of Greater Groves Homeowners Association, Inc. dated November 20, 2005 and recorded June 30, 2006 in Official Records Book 3199, Page 1909, of the Public Records of Lake County, Florida ("**First Amended Bylaws**").

D. On June 2, 2007, the Association amended the Initial Bylaws as more particularly

described in that certain Second Amendment To Bylaws of Greater Groves Homeowners Association, Inc., dated June 2, 2007 and recorded June 6, 2007 in Official Records Book 3446, page 1815, of the Public Records of Lake County, Florida (“**Second Amended Bylaws**”).

E. On January 27, 2009, the Association amended the Initial Bylaws as more particularly described in that certain Third Amendment To Bylaws of Greater Groves Homeowners Association, Inc., dated January 27, 2009 and recorded February 2, 2009 in Official Records Book 3726, Page 32, of Public Records of Lake County, Florida (“**Third Amended Bylaws**”).

F. On November 2, 2011, the Association amended the Initial Bylaws as more particularly described in that certain Fourth Amendment to Bylaws of Greater Groves Homeowners Association, Inc., dated November 2, 2011 and recorded November 7, 2011 in Official Records Book 4091, Page 1303, of Public Records of Lake County, Florida (“**Fourth Amended Bylaws**”). The Initial Bylaws, First Amendment Bylaws, Second Amendment Bylaws, Third Amendment Bylaws, and Fourth Amendment Bylaws are collectively referred to hereinafter as the “Bylaws”.

G. On January 31, 2012, the Association amended that Initial Bylaws as more specifically described in that certain Fifth Amendment to Bylaws of Greater Groves Homeowners Association, Inc., dated January 31, 2012 and recorded October 8, 2012 in Official Records Book 4223, Page 1453, of the Public Records of Lake County, Florida (“**Fifth Amended Bylaws**”).

H. In accordance with Article XVI, Section 1 of the Bylaws, a special meeting of the Membership was held by absentee ballot on August 17, 2018, wherein a majority of all Members appearing by absentee ballot approved the adoption of the amendments to the Bylaws as more particularly set forth in this Sixth Amended Bylaws.

NOW, THEREFORE, in consideration of the premises hereof, the Association does hereby amend and modify the Bylaws as set forth hereinafter.

1. Recitals – The foregoing Recitals are true, correct, and complete and are incorporated herein by this reference.
2. Conflict – In the event of a conflict between any term, condition and/or provision of this Sixth Amended Bylaws and any term, condition and/or provision of the Bylaws, the term, condition and/or provision of this Sixth Amended Bylaws shall control.
3. Definitions – Each defined term of this Sixth Amended Bylaws has the meaning such term has in the Bylaws unless specifically provided for in this Sixth Amended Bylaws otherwise.
4. Amendments –
 - a. Article VIII, Section 4 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 4 Compensation – No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties, upon presentation of receipts for any requested reimbursement.

b. Article VIII, Section 6 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 6 Board Eligibility – No member shall be eligible to serve as a Board Director if such member (or any entity in which such member has an ownership interest) has a contractual relationship with the Association. A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association for more than 90 days is not eligible for board membership. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, is not eligible for board membership unless such felon’s civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a member of the board is ineligible for board membership.

5. **Ratification** – Except as specifically set forth in this Sixth Amended Bylaws, the terms, provisions and conditions of the Bylaws are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Sixth Amended Bylaws to be executed in manner and form sufficient to the binding this 6th day of MARCH, 2019.

Witness

Greater Groves Homeowners Association, Inc.
By its Secretary:

Elizabeth A. Gregg

Beulah Jean Carrier

ELIZABETH A. GREGG
Print name

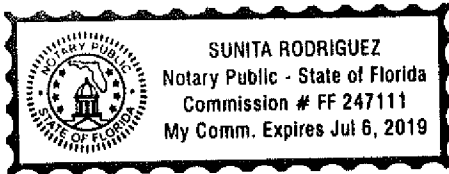
Beulah Jean Carrier
Print Name

STATE OF FLORIDA

COUNTY OF LAKE

I HEREBY CERTIFY that on this day before me personally appeared BEULAH S. CARRIER, who () is personally known to me, or who (X) produced driver's license as identification, and who did not take an oath, and he/she acknowledged before me that he/she executed this instrument for the purposes therein described.

DATED this 6th day of MARCH, 2019



Sunita Rodriguez
Notary Public
My Commission Expires: July 6th, 2019