

Return to after recording:
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CERTIFICATE OF RECORDING AMENDED AND RESTATED BYLAWS
OF THE ESTATES OF RIVER CROSSING HOMEOWNERS ASSOCIATION, INC.

These Amended and Restated Bylaws of the Estates of River Crossing Homeowners Association, Inc. are effective as of the date of recording this certificate and amend and restate the Bylaws of Estates of River Crossing Homeowners Association, Inc., originally adopted on February 15, 1996.

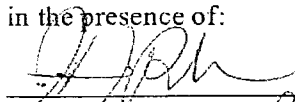
WHEREAS, the Declaration of Covenants, Conditions and Restrictions of The Estates at River Crossing was recorded in February 28, 1996, in Official Records Book 8061, Page 50, of the public records of Hillsborough County, Florida; and

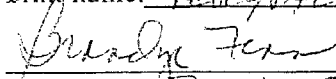
WHEREAS, the Bylaws of the Estates of River Crossing Homeowners Association, Inc. (the "Bylaws") were adopted on February 15, 1996 and thereafter recorded as Exhibit "D" to the Declaration; and

WHEREAS, Article XIII of the Bylaws provides that the Bylaws may be amended by a vote of a majority of a quorum of members present and voting in person or by proxy at a meeting of the members;

NOW, THEREFORE, Anthony Fiorita, as President and Kelley Palmonka, as Secretary, of the Estates of River Crossing Homeowners Association, Inc., do hereby certify that in order to update the Bylaws, the following Amended and Restated Bylaws of the Estates of River Crossing Homeowners Association, Inc., attached hereto as Exhibit A, were duly approved at a noticed meeting of the members of the Estates of River Crossing Homeowners Association, Inc., held on ~~May 12, 2021~~

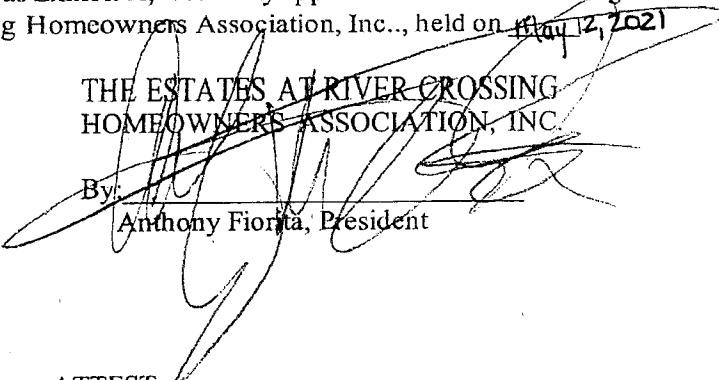
Signed, sealed and delivered in
in the presence of:


Print name: Kelley Palmonka


Print name: Brandee Fenn

Signed, sealed and delivered in

~~THE ESTATES AT RIVER CROSSING
HOMEOWNERS ASSOCIATION, INC.~~

By: 
Anthony Fiorita, President

ATTEST:

the presence of:

[Handwritten signature of Anthony M. Fiorita]

Print name: Anthony M. Fiorita

[Handwritten signature of Brandye Fenn]

Print name: Brandye Fenn

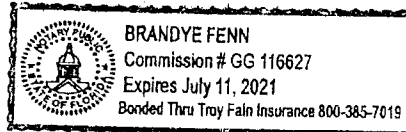
By: *[Handwritten signature of Kelley Palmonka]*
Kelley Palmonka, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of June, 2021, by Anthony Fiorita, as President and Kelley Palmonka, as Secretary respectively, of The Estates At River Crossing Homeowners Association, Inc. who are personally known to me or have produced N/A as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Recording Amended and Restated Bylaws of the Estates At River Crossing Homeowners Association, Inc., and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 24th day of June, 2021.

[Handwritten signature of Brandye Fenn]
NOTARY PUBLIC, State of Florida
My Commission Expires:



**AMENDED AND RESTATED BYLAWS OF
THE ESTATES OF RIVER CROSSING HOMEOWNERS ASSOCIATION, INC.**

1. Name and Location. The name of the corporation is THE ESTATES OF RIVER CROSSING HOMEOWNERS ASSOCIATION, INC. (the "Association"). The principal office of the corporation shall be located at c/o Merit Management, 1460 Oakfield Dr., Brandon, FL 33511 or at such other location determined by the Board of Directors (the "Board") from time to time.

2. Definitions. The definitions contained in the Declaration of Covenants, Conditions and Restrictions of The Estates at River Crossing, as amended (the "Declaration") relating to the residential community known as The Estates at River Crossing, recorded in the Public Records of Hillsborough County, Florida, are incorporated herein by reference and made a part hereof. In addition to the terms defined in the Declaration, the following terms shall have the meanings set forth below:

"Minutes" shall mean the minutes of all member and Board meetings. In the absence of governing Florida Statutes, the Board shall determine the form of the Minutes.

"Official Records" shall mean all records required to be maintained by Association pursuant to Section 720.303(4) of the Florida Statutes, as amended from time to time.

3. Members.

3.1 Voting Interests. Each Lot Owner shall be a Member of Association. No person who holds an interest in a Lot only as security for the performance of an obligation shall be a Member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot. There shall be one (1) vote appurtenant to each Lot, which shall be weighted in accordance with the Declaration. For the purposes of determining who may exercise the Voting Interest associated with each Lot, the following rules shall govern:

3.1.1 Lot Owned By Multiple Persons. When a Lot is owned by multiple persons, only one person (but not both or all persons) may exercise the Voting Interest with respect to a Lot. In the event that co-owners of a Lot cannot agree, neither may exercise the Voting Interest.

3.1.2 Trusts. In the event that any trustee holds title to a Lot, the Association shall have no obligation to review the trust agreement with respect to such trust. In the event that any other form of trustee ownership is presented to Association, the decision of the Board as to who may exercise the Voting Interest with respect to any Lot shall be final.

3.1.3 Corporations. If a Lot is owned by a corporation, the corporation shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot.

3.1.4 Partnerships. If a Lot is owned by a limited partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. By way of example, if the general partner of a limited partnership is a corporation, then the provisions hereof governing

corporations shall govern which person can act on behalf of the corporation as general partner of such limited partnership. If a Lot is owned by a general partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. In the event of a conflict among general partners entitled to exercise a Voting Interest, the Voting Interest for such Lot cannot be exercised.

3.1.5 Multiple Individuals. If a Lot is owned by more than one individual, any one of such individuals may exercise the Voting Interest with respect to such Lot. In the event that there is a conflict among such individuals, the Voting Interest for such Lot cannot be exercised.

3.1.6 Liability of Association. Association may act in reliance upon any writing or instrument or signature, whether original or facsimile, which Association, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. So long as Association acts in good faith, Association shall have no liability or obligation with respect to the exercise of Voting Interests, and no election shall be invalidated (in the absence of fraud) on the basis that Association permitted or denied any person the right to exercise a Voting Interest. In addition, the Board may impose additional requirements respecting the exercise of Voting Interests (e.g., the execution of a Voting Certificate).

3.2 Annual Meetings. The annual meeting of the members (the "Annual Members Meeting") shall be held at least once each calendar year on a date, at a time, and at a place to be determined by the Board.

3.3 Special Meetings of the Members. Special meetings of the members (a "Special Members Meeting") may be called by the President, a majority of the Board, or upon written request of twenty-five percent (25%) of the Voting Interests of the Members. The business to be conducted at a Special Members Meeting shall be limited to the extent required by Florida Statutes.

3.4 Notice of Members Meetings. Written notice of each Membership meeting shall be given by, or at the direction of, any officer of the Board or any management company retained by Association. A copy of the notice shall be mailed to each Member entitled to vote, postage prepaid, not less than fourteen (14) days before the meeting, unless otherwise required or permitted by Florida law, as amended from time to time. The notice shall be addressed to the Member's address last appearing on the books of Association. The notice shall specify the place, day, and hour of the meeting and, in the case of a Special Members Meeting, the purpose of the meeting. Alternatively, and to the extent not prohibited by the Florida Statutes, the Board may adopt from time to time, other procedures for giving notice to the members of the Annual Members Meeting or a Special Members Meeting. By way of example, and not of limitation, such notice may be included in a newsletter sent to each member, or via email with the written consent of a member.

3.5 Quorum of Members. A quorum for purposes of conducting business shall be established by the presence, in person or by proxy, of Lots represented by Members entitled to cast ten percent (10%) of the Voting Interests. Notwithstanding any provision herein to the contrary, in

the event that technology permits members to participate in member meetings and vote on matters electronically, they may do so. Members attending a meeting via telephone or video conference (Facetime, Skype, Zoom, etc.) shall be deemed present in person for purposes of establishing a quorum and all other business.

3.6 Adjournment of Members Meetings. If, however, a quorum shall not be present at any members meeting, the meeting may be adjourned as provided in the Florida Statutes. In the absence of a provision in the Florida Statutes, the Members present shall have power, but shall not be required, to adjourn the meeting and reschedule it on another date.

3.7 Action of Members. Decisions that require a vote of the Members must be made by a concurrence of a majority of the Voting Interests present in person or by proxy, represented at a meeting at which a quorum has been obtained unless provided otherwise in the Declaration, the Articles of Incorporation, or these Bylaws.

3.8 Proxies. At all meetings, Members may vote their Voting Interests in person or by proxy. All proxies shall comply with the provisions of Section 720.306(8) of the Florida Statutes, as amended from time to time, be in writing, and be filed with the Secretary at, or prior to, the meeting. Every proxy shall be revocable prior to the meeting for which it is given. Once a meeting is called to order, a proxy shall not be revoked.

4. Board of Directors.

4.1 Number. The affairs of Association shall be managed by a Board consisting of five (5) persons. Board members shall be Lot Owners or the person with the authority to exercise a Voting Interest for a Lot. Co-Owners of a Lot shall not serve on the Board of Directors simultaneously unless no other persons are willing and able to serve at the time of the election or vacancy. Co-Owners of multiple Lots may occupy more than one position on the Board of Directors.

4.2 Term of Office. There shall be five (5) director positions. Terms of directors shall be two (2) years each. In even numbered years three (3) Board positions shall be open for election, and in odd numbered years the other two (2) Board positions shall be open for election. Nothing herein shall be construed as changing the method of election of Officers as set forth in Section 8.2 hereof.

4.3 Removal. In the event of death, abandonment, or resignation of a Director elected by the Members, the remaining Directors may fill such vacancy. A Director shall be deemed to have abandoned their seat if the Director becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the Association or the Director fails to attend at least three (3) consecutive regular meetings of the Board of Directors without the consent of the Board as to such absences. Directors may be removed with or without cause by the vote or agreement in writing of Members holding a majority of the Voting Interests.

4.4 Compensation. No Director shall receive compensation for any service rendered as a Director to Association; provided, however, any Director may be reimbursed for actual expenses incurred as a Director or for services provided to the Association that are unrelated to Board

service. Reimbursement of any Director expenses or work done for the benefit of the Association that are not Board service shall be approved by a majority vote of the other Members of the Board of Directors. A Director submitting a request to be reimbursed for expenses of any kind shall disqualify himself or herself from the Board vote on the proposed reimbursement.

4.5 Appointment and Election of Directors. The Members shall elect all Directors of Association at or in conjunction with the Annual Members Meeting.

4.6 Election. Election to the Board shall be by secret ballot. Members shall be entitled to cast one (1) vote for each Lot for each director to be elected. There shall not be a nominating committee at any time, nor shall nominations of candidates for the Board be permitted at the Annual Membership Meeting. At least sixty (60) days before a scheduled election, Association shall mail, deliver, or electronically transmit, by separate Association mailing or included in another Association mailing, delivery, or transmission, including regularly published newsletters, to each Lot Owner a first notice of the date of the election. A Lot Owner or other eligible person desiring to be a candidate for the Board shall give written notice of his or her intent to be a candidate to Association at least forty (40) days before a scheduled election. Together with the written notice and agenda, the Association shall mail, deliver, or electronically transmit a second notice of the election to all Lot Owners eligible to vote, together with a ballot that lists all candidates. Upon request of a candidate, an information sheet, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate to the Association along with the candidate's written notice of intent to be a candidate, shall be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by Association. Association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, Association may print or duplicate the information sheets on both sides of the paper. Elections shall be decided by a plurality of ballots cast. A Lot Owner may not authorize any other person to vote his or her ballot, and any ballots improperly cast are invalid. A Lot Owner who needs assistance in casting the ballot for the reasons stated in Section 101.051, Florida Statutes, may obtain such assistance. The regular election must occur on the date of the Association's Annual Membership Meeting. Notwithstanding the foregoing, an election is not required unless more candidates file notices of intent to run than Board vacancies exist.

5. Meeting of Directors.

5.1 Regular Meetings. Regular meetings of the Board shall be held on a schedule adopted by the Board from time to time. Meetings shall be held at such place and hour as may be fixed, from time to time, by resolution of the Board. Meetings of the Board may be conducted in person or by telephone conference or video conference.

5.2 Special Meetings. Special meetings of the Board shall be held when called by the President, or by any three (3) Directors. Each Director shall be given not less than two (2) days' notice except in the event of an emergency. Notice may be waived. Attendance shall be a waiver of notice. Meetings may be conducted in person or by telephone conference or video conference.

5.3 Quorum. A majority of the number of Directors currently seated (excluding vacancies) shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting, at which a quorum is present, or in writing in lieu thereof, shall be action of the Board. Directors may attend meetings telephonically or by video conference. When some or all Directors meet by telephone conference or video conference, those Directors attending by telephone conference or video conference shall be counted toward obtaining a quorum and may vote on all matters. Whenever one or more Board members attend a meeting in person and one or Board members attend the meeting by teleconference or videoconference, a telephone speaker or video monitor speaker shall be utilized at the noticed location of the meeting so that the conversation of those Directors may be heard by the entire Board and any members present. Members other than Directors may not attend in-person Board meetings telephonically or by video conference without the consent of a majority of the Board of Directors in advance of the meeting.

5.4 Open Meetings. Meetings of the Board shall be open to all members, except for privileged meetings with the Association's attorney concerning potential or pending legal action or meetings concerning personnel issues.

5.5 Voting. Board members shall cast votes in the manner provided in the Florida Statutes. In the absence of a statutory provision, the Board shall establish the manner in which votes shall be cast.

5.6 Notice of Board Meetings. Notices of meetings of the Board shall be posted in a conspicuous place on Association Property at least forty-eight (48) hours in advance, except in an event of an emergency. Alternatively, notice may be given to members in any other manner provided by Florida Statute. By way of example, and without limitation, notice may be given in any newsletter distributed to the members. For the purposes of giving notice, the area for notices to be posted selected by the Board shall be deemed a conspicuous place. Notwithstanding anything to the contrary herein, notice of any meeting of the Board at which a Special Assessment will be levied must be provided to all members and posted conspicuously on the property at least fourteen (14) days before the meeting, which notice shall include a statement that Special Assessments will be considered at the meeting and the nature of the Special Assessments.

6. Powers and Duties of the Board.

6.1 Powers. The Board shall, subject to the limitations and reservations set forth in the Declaration and Articles of Incorporation have the powers reasonably necessary to manage, operate, maintain and discharge the duties of Association, including, but not limited to, the power to cause Association to do the following:

6.1.1 General. Exercise all powers, duties and authority vested in or delegated to Association by law and in these Bylaws, the Articles of Incorporation, and the Declaration, including without limitation, adopt budgets, levy Assessments and enter into contracts.

6.1.2 Rules and Regulations. Adopt, publish, promulgate and enforce rules and regulations governing the use of the Properties, by the members, tenants and their guests and invitees.

6.1.3 Enforcement. Suspend the right of a Lot Owner to vote during any period in which such member shall be more than ninety (90) days in default in the payment of any monetary obligation of the Association. Suspensions shall remain in place until the Lot Owner's account balance is paid in full and has a zero balance, including payment of all principal, interest, late fees, costs of collection, litigation costs and legal fees incurred by the Association.

6.1.4 Declare Vacancies. Declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular Board meetings.

6.1.5 Hire Employees. Employ, on behalf of Association, managers, independent contractors, or such other employees as it deems necessary, to prescribe their duties and delegate to such manager, contractor, or other professional, any or all of the duties and functions of Association and/or its officers.

6.1.6 Common Areas. Acquire, sell, operate, lease, manage and otherwise trade and deal with property, real and personal, as provided in the Declaration, and with any other matters involving Association or its members, on behalf of Association or the discharge of its duties, as may be necessary or convenient for the operation and management of Association and in accomplishing the purposes set forth in the Declaration.

6.1.7 Granting of Interest. Grant licenses, easements, permits, leases, or privileges to any individual or entity, as provided in the Declaration.

6.1.8 Financial Reports. Prepare all financial reports required by the Florida Statutes.

6.2 Vote. The Board shall exercise all powers so granted, except where the Declaration, Articles of Incorporation or these Bylaws specifically require a vote of the members.

7. Obligations of Association. The Association, subject to the provisions of the Declaration, Articles of Incorporation, and these Bylaws shall discharge such duties as necessary to operate Association, including, but not limited to, the following:

7.1 Official Records. Maintain and make available all Official Records in accordance with Florida Statutes, as amended from time to time.

7.2 Supervision. Supervise all officers, agents and employees of Association, and to see that their duties are properly performed.

7.3 Assessments. Fix and collect the amount of the Assessments; take all necessary legal action; and pay, or cause to be paid, all obligations of Association or where Association has agreed to do so, of the Members.

7.4 Enforcement. At the Association's discretion, enforce the provisions of the Declaration, Articles of Incorporation, these Bylaws, Rules and Regulations, Architectural Guidelines, Architectural Committee rulings, and policies and procedures of the Board.

8. Officers and Their Duties.

8.1 Officers. The officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer. All officers shall be Directors.

8.2 Election of Officers. Except as set forth below, the election of officers shall be by the Board and shall take place at the first meeting of the Board following each Annual Members Meeting.

8.3 Term. The officers of the Association shall serve one (1) year terms and shall hold office until their successors are appointed or elected unless such officer shall sooner resign, be removed, or otherwise be disqualified to serve.

8.4 Special Appointment. The Board may elect such other officers as the affairs of Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may determine.

8.5 Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. Acceptance of such resignation shall not be necessary to make it effective.

8.6 Vacancies. A vacancy in any office shall be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the replaced officer.

8.7 Multiple Offices. No person shall hold multiple officer positions at the same time.

8.8 Duties. The duties of the officers, who shall be Members of the Association and duly elected or appointed directors, are as follows:

8.8.1 President. The President shall act as the chief executive officer of the Association. The President or his or her designee shall preside at all meetings of the Association Board and Members. The President or his or her designee shall sign all resolutions, leases, mortgages, deeds and other written instruments that are duly approved by a majority of the Board. The President shall sign, or cause to be signed physically or electronically, all checks of the Association. The President shall also perform such other duties as may be required by the Board from time to time.

8.8.2 Vice President. The Vice President shall act in the place and stead of the President in the event of the President's absence or inability or refusal to act. The Vice President shall perform such other duties as may be required by the Board from time to time.

8.8.3 Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of Association and the Board; keep the corporate seal of Association and affix it on all papers required to be sealed; serve notice of meetings of the Board and of Association; keep appropriate current records showing the names of the members of Association together with their addresses; and perform such other duties as required by the Board.

8.8.4 Treasurer. The Treasurer shall cause to be received and deposited in appropriate bank accounts all monies of Association and shall disburse such funds as directed by a majority vote of the Board; sign, or cause to be signed physically or electronically, all checks, and promissory notes of Association; cause to be kept proper books of account and accounting records required pursuant to the provisions of Section 720.303, Florida Statutes; cause to be prepared in accordance with generally accepted accounting principles all financial reports required by the Florida Statutes; and perform such other duties as required by the Board.

9. Committees. There shall be one (1) standing committee: the Architectural Committee. The Board may establish ad hoc committees from time to time based upon a majority vote of the Directors. Ad hoc committees shall have at least one Director on them whenever feasible, in addition to such other members or persons as the Board deems appropriate. Members of all standing and ad hoc committees shall serve at the pleasure of the Board, and they shall act in the Association's best interest at all times. The Board may remove a person from any committee at any time, with or without cause, and the Board may terminate an ad hoc committee at any time.

10. Records. The official records of Association shall be available for inspection by any member at the principal office of Association. Copies may be purchased, by a member, at a reasonable cost permitted by law, as amended from time to time.

11. Amendments. These Bylaws may be amended in accordance with the procedures and requirements set forth in the Articles of Incorporation. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Bylaws, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12. Conflict. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

13. Fiscal Year. The fiscal year of Association shall begin on the first day of January and end on December 31 of every year.

14. Miscellaneous.

14.1 Florida Statutes. Whenever these Bylaws refer to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist on the date these Bylaws are recorded, except when indicated otherwise.

14.2 Severability. Invalidation of any of the provisions of these Bylaws by judgment or court order shall in no way affect any other provision, and the remainder of these Bylaws shall remain in full force and effect.

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