

This instrument prepared by/return to:
McCabe & Ronsman
James Roche, Esq.
110 Solana Rd., Suite 102
Ponte Vedra Beach, FL 32082

FIRST AMENDMENT
OF THE BYLAWS OF HIGHLAND CHASE COMMUNITY ASSOCIATION INC.

THIS FIRST AMENDMENT of the Bylaws of Highland Chase Community Association, Inc. ("Association"), is made by the undersigned Officer of the Association who certifies that the following amendment was approved by a majority of the Board of Directors of the Association in accordance with Section 12.3 of the Bylaws. Except as expressly set forth below, all other provisions of the Bylaws shall remain in full force and effect.

AMENDMENTS TO BYLAWS

(Except for headings, new language is indicated by underline; deleted language is indicated by ~~strike through~~).

4. **Board of Directors.**

4.1 **Number.** The affairs of the Association shall be managed by a Board consisting of ~~no less than three (3) persons and no more than~~ five (5) persons. Board members appointed by Declarant need not be members of the Association. Board members elected by Owners must be members of the Association. Pursuant to Section 720.307(2), Florida Statutes (2018) Owners are entitled to elect one (1) member of the Board (the "Pre-Turnover Director") when fifty percent (50%) of all the Lots ultimately planned for HIGHLAND CHASE are conveyed to Owners, provided the Owners exercise such right. In the event the Owners do not exercise the right to elect the Pre-Turnover Director, then a vacancy on the Board shall occur and the remaining members of the Board may fill such vacancy.

4.2 **Term of Office.** The term of office for the Pre-Turnover Director shall end at the next Annual Members Meeting after the Pre-Turnover Director's election, or on the date the Turnover election takes place (the "**Turnover Date**"), whichever occurs first. In the event that the Pre-Turnover Director's term expires at the Annual Members Meeting, a new Pre-Turnover Director shall be elected by the Owners at the next Annual Members Meeting or on the Turnover Date, whichever occurs first, with the election process repeated thereafter until Turnover. Except with respect to the Pre-Turnover Director, the election of Directors shall take place after Declarant no longer has the authority to appoint a majority Board and shall take place on the Turnover Date. On the Turnover Date the members shall elect three (3) Directors: one (1) Director for a term of one (1) year, one (1) Director for a term two (2) years, and one (1) Director for a term of three (3) years. The candidates receiving the most votes shall be elected to office. Of such candidates receiving the most votes, the candidate with the most votes shall serve as the Director for three (3) years; the candidate receiving the second highest number of votes shall serve as Director for two (2) years; and the candidate receiving the least amount of votes shall serve as Director for one (1) year. In addition, at the first Annual Members Meeting and election following the adoption of the First Amendment of the Bylaws, two additional Directors shall be elected to the Association's Board of Directors in addition to the election of one Director for the Director position occupied by the Director elected at the Turnover election to serve a one-year term, for a total of three (3) Directors to be elected at the first Annual Members

Meeting and election following the adoption of the First Amendment of the Bylaws. At the first Annual Members Meeting and election following the adoption of the First Amendment of the Bylaws, to maintain staggered terms of Directors, the two (2) candidates receiving the most votes shall be elected to serve two-year terms, and the third candidate receiving enough votes to be elected shall serve a one-year term. At each Annual Members Meeting thereafter, the members shall elect the appropriate number of Directors for a term of two (2) years. Each Director's respective term shall end upon the election of new Directors at the Annual Members Meeting (except that the term of any Director appointed by Declarant shall extend until the date designated by Declarant, or until the Turnover Date). In addition, if at any time the term of any Director cannot be established or determined for any reason, including because the number of candidates for a Director position did not exceed the total number of vacancies on the Board to be filled, or because of a tie vote in an election, to maintain staggered terms, the terms of each such Director shall be determined by lot, such as by drawing straws or playing cards, and a runoff election to establish the terms of each such Director shall not be required in any instance. The specific method of the determination by lot shall be decided by majority vote of the Board.

IN WITNESS WHEREOF, the President of Highland Chase Community Association, Inc. has executed this amendment on this 3rd day of June, 2024.

Highland Chase Community Association, Inc.


Signature of President

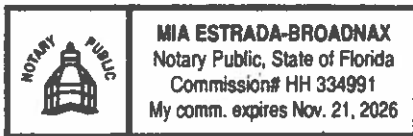
David Tyrrell
Printed

9771 Louage Lane
Address

Jacksonville, FL 32219
Address Line 2

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of June, 2024, by David Tyrrell, as President of Highland Chase Community Association, Inc., on behalf of the corporation.




(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

Type of Identification Produced: FLDL