

THIS INSTRUMENT PREPARED BY AND
UPON RECORDATION RETURN TO:

JONATHAN REINER, ESQ.
ASSOCIATION LAW GROUP, P.L.
1100 BRICKELL BAY DRIVE, SUITE 5200
MIAMI, FLORIDA 33131

**FIRST AMENDMENT TO AMENDED AND RESTATED BYLAWS
OF
STIRRUP KEY HOMEOWNERS ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED BYLAWS OF STIRRUP KEY HOMEOWNERS ASSOCIATION, INC. (this "First Amendment") is made by STIRRUP KEY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

RECITALS

A. That certain Amended and Restated Bylaws of Stirrup Key Homeowners Association, Inc. was recorded on February 2, 2021 in Official Records Book 3072, at Page 2235 of the Public Records of Monroe County, Florida (the "Bylaws") respecting the community known as Stirrup Key.

B. Pursuant to Article XIV of the Bylaws, the Association may amend the Bylaws upon the approval of not less than a majority of the votes cast by membership, present in person or by proxy at a duly called meeting.

C. On January 11, 2025, this First Amendment was approved at a duly noticed meeting of the Association (a) by not less than a majority of the votes cast by membership, present in person or by proxy at a duly called meeting.

D. The Association wishes to amend the Bylaws as set forth herein.

NOW THEREFORE, Association hereby declares that every portion of the Condominium is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment.

2. Conflicts. In the event that there is a conflict between this First Amendment and the Bylaws, this First Amendment shall control. Whenever possible, this First Amendment and the Bylaws shall be construed as a single document. Except as modified herein, the Bylaws shall remain in full force and effect. In the event that any amendment(s) to the Bylaws have been recorded prior to this First Amendment, this First Amendment shall be deemed to follow such prior recorded amendment(s) in time and title. In the event

of a conflict between this First Amendment and any such prior recorded amendment(s), this First Amendment shall control.

3. Definitions. All initially capitalized terms not defined herein shall have the meaning set forth in the Bylaws.

4. Officers. Article V of the Bylaws are hereby modified as follows (with added text underlined and deleted text ~~struck through~~):

SECTION 2 - The Board of Directors shall consist of no less than ~~nine (9) and no more than eleven (11)~~ five (5) and no more than seven (7) members. It shall include the President, the Vice President, the Secretary, the Treasurer, and ~~one (1) five (5) to seven (7)~~ three (3) Directors. A majority of the Board shall constitute a quorum necessary to vote upon matters brought to the Board. On matters voted upon by the Board, each member of the Board shall have one vote.

SECTION 3 - Any officer by an affirmative vote of at least ~~six (6)~~ four (4) other officers may be removed from office for malfeasance or nonfeasance in the performance of these duties as officers of the Association. Missing two (2) consecutive Board meetings without proper and extenuating circumstances constitutes nonfeasance.

5. Election of Officers and Voting Procedures. Article VI Section 10 of the Bylaws is hereby modified as follows (with added text underlined and deleted text ~~struck through~~):

SECTION 10 - Should a vacancy occur during the year causing the minimum number of the Board of Directors to be less than the minimum required, the Board may vote a member to complete the vacant term by a majority vote.

6. Dues and Assessments. Article VIII Section 1 of the Bylaws is hereby modified as follows (with added text underlined and deleted text ~~struck through~~):

(d) The Board of Directors may not exceed ~~Twenty~~ Forty Thousand Dollars (~~\$20,000.00~~) (\$40,000.00) per expenditure unless approval of the membership is obtained at a properly convened meeting, with notice posted no earlier than forty-eight (48) hours prior.

[ADDITIONAL TEXT AND SIGNATURES APPEAR ON THE FOLLOWING PAGE]

7. Covenant. This First Amendment shall be a covenant running with the land.

IN WITNESS WHEREOF, the undersigned, as President of the Association, has hereunto set his hand and seal this 12th day of June, 2025.

WITNESSES:

STIRRUP KEY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

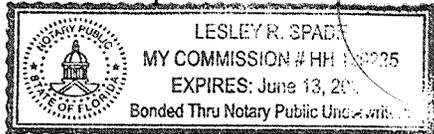
[Signature]
Print Name: Yadira Blano
[Signature]
Print Name: Kaylen Brana

By: [Signature]
Name: Troy Lotane
Title: President
[SEAL]

STATE OF FLORIDA)
COUNTY OF Duval) SS.:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 12th day of June, 2025, by Troy Lotane, as President of STIRRUP KEY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation. He is personally known to me or has produced [Signature] as identification, on behalf of the corporation.

My commission expires:



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: L. Spade