



After recording, return to:
 Windridge HOA, Inc.
 c/o Polk Community Association Management, Inc.
 5600 U.S. 98 North, Suite 1
 Lakeland, FL 33809

INSTR # 2018105116
 BK 10487 Pgs 1062-1064 PG(s)3
 RECORDED 05/16/2018 01:49:17 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$27.00
 RECORDED BY rthoncamp

**SECOND AMENDMENT TO THE
 BYLAWS OF
 WINDRIDGE HOMEOWNERS ASSOCIATION, INC.**

THIS SECOND AMENDMENT TO THE BYLAWS OF WINDRIDGE HOMEOWNERS ASSOCIATION, INC., is made this 12th day of April, 2018, by the Board of Directors of the WINDRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Florida corporation (the "Association").

RECITALS

A. The Association, pursuant to the Declaration of Covenants, Conditions and Restrictions for Windridge, recorded in Official Records Book 6024, pages 266 - 330, of the public records of Polk County, Florida (the "Declaration"), the Bylaws of Windridge Homeowners Association, Inc. dated December 15, 2004, recorded therewith (the "Bylaws"), as amended February 27, 2012, in Official Records Book 8594, Pages 1680-1682, of the public records of Polk County, Florida, and the Articles of Incorporation of Windridge Homeowners Association, Inc. (the "Articles") dated December 15, 2004, recorded therewith and on file with the Secretary of State of Florida (collectively referred to as the "Governing Documents") is responsible for enforcement of and compliance with the Governing Documents.

B. Pursuant to the Article XII Amendments of the Bylaws, the Board of Directors may amend or repeal the Bylaws at a regular or special meeting of the Board by a majority vote of the Board of Directors present.

C. Pursuant to the Governing Documents and in accordance with Chapter 720 of the Florida Statutes, the Board of Directors desires to amend the Bylaws as set forth in this Amendment.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration the Association hereby declares:

I. The following changes and modifications to the Bylaws are hereby incorporated into and made a part of the Association's Governing Documents as defined in the Florida Statutes, and shall be binding on all parties having any right, title, or interest in the lots, properties or land.

II. The following sections are hereby added to Article XVIII of the Bylaws:

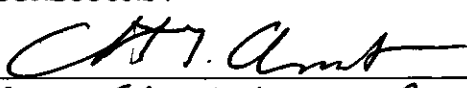
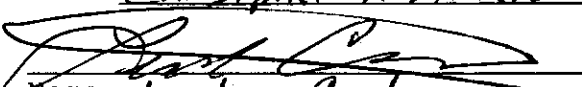
Section 4. Lease (Rental/Renewal) Fee. All leases are subject to a \$500.00 lease fee payable by the Owner to the Association (the "Lease Fee"). The Lease Fee shall be paid upon the commencement of any lease and upon each renewal. The Lease Fee shall have the effect of an individual assessment as defined in the governing documents


Section 5. Review (Background Check) Fee. All leased properties are subject to a lease review fee of \$250.00 which shall be paid upon the commencement of any lease or rental agreement for any property in the Windridge community payable to the Association or the Association's designated community manager (the "Review Fee"). The owner shall provide a fully executed copy of the Lease or Rental Agreement to the Association together with the Lease Fee. The Owner shall provide the Association or community manager with a copy of the tenant application or complete the tenant information form provided by the Association prior to leasing the property. The lease Review Fee shall have the effect of an individual assessment as defined in the governing documents.

Section 6. Rental Surcharge. All leased properties shall be subject to a 3% Rental Surcharge. On or before December 31 of each year, the Owner shall pay the sum equivalent to 3% of the annual rent for any lease agreement for property in the Windridge community to the Association. The Owner may prepay in advance. The Rental Surcharge shall have the effect of an individual assessment as defined in the governing documents.


Adopted by a majority of the Board of Directors at the meeting held at the Wilfred Smith Resource Center , 135 Ave Y N.E., Winter Haven, FL 33881, on April 12, 2018.

DIRECTORS:


Name: Christopher T. Amato

Name: Leydi Cardona


Name: KAIN ENGELS

Certification:


Name: KAIN ENGELS
As Its: Secretary President

ACKNOWLEDGEMENT OF SECOND AMENDMENT TO THE BYLAWS

Witnessed by:

R. Reimertz
Name: ROBERT REIMERTZ

K. Engels
Name: KATH ENGELS
As Its: President

Robert J. Starn
Name: Robert J. Starn

STATE OF FLORIDA
COUNTY OF POLK

The foregoing Second Amendment to the Bylaws was acknowledged before me this 10th day of May, 2018, by Kath Engels, the President of Windridge Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who is personally known to me or produced FL DL E527-500-73-310-0 as identification, and who did not take an oath.

NOTARY STAMP

R. Reimertz
Notary Public

