

Prepared by/return to:
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**FIRST AMENDMENT TO BYLAWS OF
DUNNS CROSSING UNIT 2 & 3 HOA**

THIS FIRST AMENDMENT to the Bylaws of Dunns Crossing Unit 2 & 3 HOA is made this 14 day of August, 2025 by Dunns Crossing Units 2 & 3 Homeowners Association, Inc. (the "Association").

WHEREAS, the Declaration of Covenants and Restrictions for Dunns Crossing Unit 2 & 3 Homeowners Association was recorded on December 13, 2021, in the Official Records of Duval County, Florida at Book 20056, Page 319 *et seq* (the "Declaration");

WHEREAS, the Bylaws of Dunns Crossing Unit 2 & 3 HOA were attached as Exhibit "C" to the Declaration (the "Bylaws");

WHEREAS, the Association desires to amend the Bylaws to change the number of Director seats as stated within this First Amendment;

WHEREAS, this First Amendment to the Bylaws is made pursuant to Article XIV of the Bylaws, and by majority vote of the Board of Directors at a duly constituted meeting of the Board held on the 14 day of August, 2025;

NOW, THEREFORE, the Bylaws of Dunns Crossing Unit 2 & 3 HOA is amended as follows:

ARTICLE IV: BOARD OF DIRECTORS

Section A. The number of Board of Directors of the Association shall be a total of five (5). The Board of Directors must be members of the Association. A majority of the Board of Directors of the Association (the "Board") shall constitute a quorum to transact business at any meeting of the Board, and the action of the majority present at a meeting at which a quorum is present shall constitute the action of the Board.

A. This instrument is signed by the duly authorized Director of the Association and this First Amendment to the Bylaws has been approved by a majority of the Board of Directors.

B. The remaining provisions of the Bylaws shall remain in full force and effect. All defined terms shall be as stated in the Declaration of Covenants and Restrictions for Dunns Crossing Unit 2 & 3 Homeowners Association or the HOA Act, Chapter 720, Florida Statutes, unless otherwise stated herein.

IN WITNESS WHEREOF, the undersigned, being the Association has caused this First Amendment to the Bylaws to be executed by its duly authorized officers and affixed its corporate seal as of this 14 day of August, 2025.

Signed, sealed and delivered in the presence of:

DUNNS CROSSING UNITS 2 & 3 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Witness: Misty Malicki
Print name: Misty Malicki
Address: 225 Land Grant Ste. 5
32092

By: [Signature]
Theresa Watson, President
Dwayne Doctor

Witness: [Signature]
Print name: Michelle Sutton
Address: 225 Land Grant St., Suite 5
St. Augustine, FL 32092.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of August, 2025, by Theresa Watson, as President of Dunns Crossing Units 2 & 3 Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

- is/are personally known to me.
- produced a current driver's license as identification.
- produced DL # D23617273 as identification.

{Notary Seal must be affixed}

4520
Emily A Polatas
SIGNATURE OF NOTARY

Emily A Polatas
Name of Notary (Typed, Printed or Stamped)

