

**CERTIFICATE OF AMENDMENT**

THE UNDERSIGNED, being the duly and acting President of Glen Meadow Association, Inc., a Florida corporation not for profit, hereby certifies that at a meeting of the members held on February 29, 2024, where a quorum was present, after due notice, the resolutions set forth below were approved by the votes indicated for the purpose of amending the Declaration of Covenants, Restrictions and Easements for Glen Meadow, as originally recorded at O.R. Book 2729, Pages 0847 *et seq.*, of the Public Records of Collier County, Florida, and to the Bylaws of Glen Meadow Association, Inc., which are attached as Exhibit "B" to the Original Declaration.

1. The following resolution was approved by concurrence of at least a two-thirds (2/3rds) of the voting interests of the Association.

RESOLVED: That the Declaration of Covenants, Restrictions and Easements for Glen Meadow be hereby amended and the amendment is adopted in the form attached hereto, and made a part hereof.

2. The following resolution was approved by concurrence of a majority of the voting interests of the Association.

RESOLVED: That the Bylaws of Glen Meadow Association, Inc. be hereby amended and the amendment is adopted in the form attached hereto, and made a part hereof.

Date: 3/5/24

**GLEN MEADOW ASSOCIATION, INC.**

(1) *Fatima Scherry*  
Witness  
Print Name: FATIMA Scherry

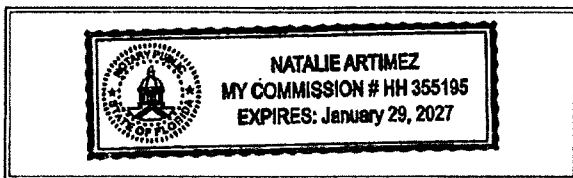
By: *Lloyd Wennlund*  
Lloyd Wennlund, President  
98 Wyndemere Way  
Naples, FL 34105

(2) *CKigel*  
Witness  
Print Name: Cassandra Kigel

(CORPORATE SEAL)

**STATE OF FLORIDA  
COUNTY OF COLLIER**

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2024, by Lloyd Wennlund, President of the aforementioned Corporation, on behalf of the Corporation by means of  physical presence or  online notarization. He is personally known to me or has produced \_\_\_\_\_ as identification.



*Natalie Artinez*  
Signature of Notary Public

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

This instrument prepared by Robert E. Murrell, Esq., The Murrell Law Firm, P.A., 5415 Jaeger Road, Suite B, Naples, FL 34109.

**AMENDMENT TO THE  
DECLARATION OF COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR  
GLEN MEADOW**

The Declaration of Covenants, Restrictions and Easements for Glen Meadow (“Declaration”) shall be amended as shown below:

**Note:** New language is underlined; language being deleted is shown in ~~struck through~~ type.

**1. Section 7.2 of the Declaration shall be amended as shown below:**

7.2 Maintenance of Parcels by the Association. The Association shall be responsible to maintain the lawn and landscaping of each parcel in the Community, except as otherwise provided in Section 7.3 below as to undeveloped parcels, and the costs of such service is to be included in the amount of regular or special assessments. The allocation of the landscape maintenance, irrigation repairs and mulch/pine straw shall be thirty-five percent (35%) for the estate homes (Sites 1 through 3) and sixty-five percent (65%) for the villa homes (Sites 4 through 11 and Site 13). Such duty of maintenance shall not extend to areas requiring unusual maintenance specifically designated by the Board of Directors as an “Area of High Maintenance” or to replacement of any portion of the lawn or landscaping. However, the Association may elect to assume these additional maintenance responsibilities by agreement with the owner, and such costs shall be treated as a charge against that parcel as provided in Section 4.1(C) hereof. For the purposes of this Declaration, trees in excess of fifteen (15) feet and rose gardens shall be included within the definition of an “Area of High Maintenance” and are not covered by the landscape maintenance contract.

**AMENDMENTS TO THE  
BYLAWS  
OF  
GLEN MEADOW ASSOCIATION, INC.**

The Bylaws of Glen Meadow (hereinafter the “Bylaws”) shall be amended as shown below:

**Note:** New language is underlined; language being deleted is shown in ~~struck through~~ type.

**2. Article 4, Section 4.3 of the Bylaws shall be amended to read as shown below:**

**4.3 Nominations and Elections.** At each annual meeting the members shall elect as many Directors as there are regular terms of Directors expiring or vacancies to be filled. ~~The nominating committee shall operate and conduct its meetings in accordance with rules and regulations set~~

~~forth in section 4.19 below, and shall submit its recommended nominees for the office of Director in time to be included with notice of the annual meeting; any other eligible person may also be nominated as a candidate from the floor at the annual meeting.~~ Directors shall be elected by a plurality of the votes cast at the annual meeting, and votes shall be cast by secret ballot. Proxies may not be used in the election. In the election of Directors, there shall be appurtenant to each unit as many votes for Directors as there are Directors to be elected. No member may cast more than one vote for any person nominated as a Director, it being the intent here of that voting for Directors shall be non-cumulative. The candidates receiving the highest number of votes shall be declared elected, except that a runoff shall be held at the same meeting to break a tie vote.

**(A) First Notice; Candidates.** Not less than sixty (60) days before the election, the Association shall mail or deliver, or electronically transmit to lot owners who so consent, to each lot owner entitled to vote, a first notice of the date of the election. The first notice may be given by separate Association mailing or electronic transmission or included in another Association mailing, delivery or electronic transmission, including regularly published newsletters. Any lot owner or other eligible person desiring to be a candidate may qualify as such by giving written notice to the Association not less than forty (40) days before the annual election. Notice shall be deemed effective when received by the Association. Notice may be provided by personal delivery, mail, certified mail, facsimile transmission, electronic transmission or overnight delivery. A person must be eligible to be a candidate to serve on the Board of Directors at the time of the deadline for submitting a notice of intent to run in order to have his or her name listed as a proper candidate on the ballot or to serve on the Board of Directors. Candidates may not be nominated from the floor at the meeting at which the election is to be held.

**(B) Second Notice;** If there are more candidates than there are Directors to be elected, balloting is required. At least fourteen (14) days before the election, the Association shall mail, deliver, or electronically transmit to lot owners who so consent, a second notice of election to all lot owners entitled to vote in the contested election, together with a ballot which shall list all qualified candidates in alphabetical order, by surname. This notice may also include the notice of the annual meeting required by Section 3.3 above. Upon timely request of a candidate, an information sheet, no larger than 8½ inches by 11 inches, which must be furnished by the candidate at least 35 days before the election, must be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be paid by the Association.

**(C) Balloting.** Where balloting is required, Directors shall be elected by a plurality of the votes cast, provided that at least twenty percent (20%) of the eligible voting interest cast a ballot. Tie votes may be broken by agreement among the candidates who are tied, by lot or by any other method required or permitted by law. If there is no agreement, the Association shall proceed with a runoff election pursuant to the rules adopted by the Division of Florida Condominiums, Timeshares and Mobile Homes.

**3. Article 4, Sections 4.18, 4.19 and 4.20 of the Bylaws shall be amended to read as shown below:**

**4.18 Committees.** The Board of Directors may appoint from time to time such standing or temporary committees, as the Board may deem necessary and convenient for efficient and effective operation including an executive committee, architectural review committee, landscape committee, or social committee, ~~a nominating committee as set forth in section 4.19 below, and an election committee as set forth in section 4.20 below.~~ Any such committee shall have the powers and duties assigned to it in the resolution creating the committee and must comply with the requirements of section 4.10 above. The Board shall appoint all committee chairpersons.

~~**4.19 Nominating Committee.** The Board of Directors shall appoint a Nominating Committee by December 1st of each year to select candidates for nomination to Directorships for election at the annual meeting in February of the coming year. The Nominating Committee shall consist of not more than five (5) members of the Association, representing different parcels or properties within the community. An existing Director must serve as an ex-officio member of the Committee. The Committee shall choose its own Chairperson. The committee shall request by letter an open invitation to any qualified candidate to apply for the nomination prior to December 15th of the year preceding the election. A qualified candidate defined as a member of the Association or his/her spouse as described in these bylaws whose assessment and obligations to the Association and the Master Association are current. The committee shall select not less than one(1) and not more than two (2) candidates for each directorship. These candidates, with a summary of their background, shall be announced by the Nominating Committee in January prior to the election and shall be placed on the ballot sent to all members with the notice of the annual meeting. In addition, if any member wishes to be placed on the ballot, he/she may do so by presenting to the Nominating Committee, a letter of intent at least thirty (30) days prior to the election which has been signed by at least three (3) authorized voting members of the Association. Upon receipt of said letter of intent by the Nominating Committee, the candidate shall be placed upon the ballot in addition to the candidates nominated by the Nominating Committee. The Committee shall present the candidates at the annual meeting. In addition, a member of the Association may nominate himself as a candidate from the floor at the annual meeting before the collection of ballots. The election shall be held by secret ballot.~~

~~**4.20 Election Committee.** The Election Committee shall be appointed by the Board of Directors. They shall conduct the election by secret ballot at the annual membership meeting. Their duty shall be to verify proxies, verify nominations from the floor, collect ballots, tally ballots, and announced to the president for his/her designee with the result of the election. In the case of a tie for any directorship, the election committee shall conduct the runoff at the same meeting.~~