

Prepared By:  
John "Jay" A. Fraiser, Jr.  
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127 Palafox Place, Suite 200  
Pensacola, FL 32502

**CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT TO THE BYLAWS OF  
HAMPTON CHASE HOMEOWNERS ASSOCIATION, INC.**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

HAMPTON CHASE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Association"), by and through its undersigned officer, certifies that,

WITNESSETH:

WHEREAS, the Bylaws of Hampton Chase Homeowners Association, Inc., dated November 8, 2021, were recorded on May 23, 2022, in Official Records Book 4286, Page 1933 of the public records of Santa Rosa County, Florida (the "Bylaws");

WHEREAS, in accordance with Article XIII, Section 13.1 of the Bylaws, the Bylaws may be amended at a regular or special meeting of the Members by a vote of fifty-one percent (51%) of each class of the Members present or by proxy; and

WHEREAS, a duly noticed meeting of the Members was held on August 25<sup>th</sup> 2022 2022, at not less than fifty-one percent (51%) of the votes of the Members was received in accordance with Article XIII, Section 13.1 of the Bylaws approving this Amendment to the Bylaws.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Bylaws are amended as follows:<sup>1</sup>

**Article XIV, Section 14.4, Subparagraph (a) is hereby amended to read as follows:**

(a) If the Declaration, Articles, or these Bylaws do not obligate Declarant to create reserves and the Association is responsible for the repair and maintenance of capital improvements, which may result in special Assessments if reserves are not provided or not fully funded, each financial report for the preceding fiscal year shall contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE/ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

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<sup>1</sup> Underlined words are being added; stricken words are being deleted.

OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT. ~~THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.~~

WHEREAS, all provisions of the Bylaws not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the Association hereby certifies the foregoing First Amendment to the Bylaws was duly adopted and that the Association has caused this First Amendment to be executed by its President, this 29<sup>th</sup> day of August, 2022.

WITNESSES:

Christy Helton  
Print Name: Christy Helton

Clint Barber  
Print Name: Clint Barber

**HAMPTON CHASE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation

[Signature]  
By: Chad Willard  
Its: President

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 29<sup>th</sup> day of AUGUST, 2022, by Chad Willard as President of Hampton Chase Homeowners Association, Inc., a Florida not-for-profit corporation.



Rodney P. Williams  
Notary Public  
State of Florida  
Comm# HH099444  
Expires 3/2/2025

Rodney P. Williams  
NOTARY PUBLIC  
Print Name: RODNEY P WILLIAMS

Personally Known  
OR  
 Produced Identification; Type of Identification Produced \_\_\_\_\_