



**CERTIFICATE OF AMENDMENT
TO
THE AMENDED BY-LAWS OF SUGAR HILL
PROPERTY OWNERS ASSOCIATION, INC.**

The Amended By-Laws of Sugar Hill Property Owners Association, Inc. were recorded in the Public Records of Martin County, Florida at Official Records Book 2079, Page 2279 et. seq. The same Amended By-Laws are amended as approved by the members at the special membership meeting held on January 20, 2022.

1. Article III, Section 1 is amended to read as follows:

ARTICLE III
MEETING OF MEMBERS

SECTION 1. Annual Meetings. The annual meeting of the members shall be held in February of each year. The date and time of this meeting will be scheduled by the Board of Directors due to potential conflict with venue requirements. At the annual meeting the Treasurer will present the budget approved by the Board for the upcoming year. Also at this meeting will be presented an estimated assessment effective July 1 of that year.

(The remaining provisions in Article III remain unchanged.)

2. Article V, Section 1 is amended to read as follows:

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

SECTION 1. Nomination. A Nominating Committee, as defined in Article IX of these amended By-laws, shall present candidates for nomination for election to the Board of Directors. The Nominating Committee shall consist of a Chair, who shall be a member of the Board of Directors, and two or more members of the Association who are in good standing in the Association and not currently serving on the board. The Nominating Committee shall consist of a community volunteers recruited at the annual and/or special meeting or appointed by the Board of Directors if insufficient volunteers are identified at their first Board meeting following the annual meeting. The Nominating Committee shall meet quarterly unless there is no reason for them to meet. The Nominating Committee shall meet at least 60 days prior to the Annual Meeting or whenever requested to meet by the Board. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may only be made from among members in good standing of the Association, in the absence of sufficient qualified nominees, the board shall place an appropriate number of director candidates on the ballot for the election.

(The remaining provisions in Article V remain unchanged.)

3. Article IX is amended to read as follows:

ARTICLE IX
COMMITTEES

SECTION 1. The Board of Directors may appoint an Architectural Control Committee (“ACC”) to process and approve/disapprove architectural review requests. The Board is not required to appoint an ACC and may handle such requests itself. Appointment(s) to other committees, as deemed appropriate by the amended By-laws shall be done by the Board of Directors carrying out its purpose(s).

SECTION 2. Criteria for ACC members. If the Board of Directors elects to appoint an ACC, the members of the ACC have a responsibility to the members of the Association, and as such criteria for recruitment and selection of candidates for the ACC are as follows:

- (a) The nominee must have been an Association Member for at least twelve (12) months prior to the Annual Meeting, and
- (b) The nominee must be a member in good standing, and
- (c) The nominee shall not use the position for personal or financial gain.

SECTION 3. Number of ACC members. If established, the ACC shall consist of a minimum of five (5) members but not more than nine (9) members.

SECTION 4. ACC Removal. Any ACC member may be removed from the ACC with or without cause by a majority vote of the Board of Directors.

SECTION 5. Compensation. No member shall receive compensation for any service they may render to the Association. However, any member may be reimbursed for reasonable and necessary actual expenses incurred in the performance of duties, such reimbursement request shall be submitted in writing to the ACC Chair and then be submitted to the Board.

SECTION 6. Architectural Review Process. Prior to the start of new house construction, additions/remodeling (to include porches, pools, screen enclosures, patios), re-painting, re-roofing, re-siding, fencing, retaining walls, driveway re-paving, or landscaping changes as defined by the ACC guidelines, as approved by the Association, the Association Member shall have accomplished the following:

- (a) The Member shall submit and have approved in writing by the ACC or Board of Directors a detailed set of plans and specifications for the project, and
- (b) The Member shall have been issued an approved building permit from Martin County, and,
- (c) The Member shall have posted the required bond with the Association as required by ACC guidelines, Rules and Regulations.

SECTION 7. Architectural Review Appeals. Should a member disagree with a decision of the ACC, the Member shall have the right to appeal the decision by providing written notice to the Board stating the grounds for the appeal. The Board will then address the appeal at a regular or special meeting. The Member shall appear at the meeting to plead their case. The Board is empowered to uphold or overturn the position of the ACC for compelling reasons in the sole judgment of the Board.

If the Board does not appoint an ACC and renders the initial decision on an architectural review request, the Member has the right to request that the Board reconsider its decision. The request shall be in writing and state the grounds for reconsideration. The Board will then address the request for reconsideration at a regular or special meeting. The Member shall appear at the meeting to plead their case.

SECTION 8. If the Member disagrees with the Board decision on an appeal or request for reconsideration, the Member shall have the right to direct the Board to call a special meeting of the Members pursuant to ARTICLE III, Section 2, Section 3, Section 4, and Section 5 and the board shall be required to call a special meeting.

SECTION 9. In the event there is a disagreement between the ACC and the Board following the approval by the ACC of a member's plans and specifications, there shall be every effort made by all parties to reach an accord prior to seeking a decision by the members at a special meeting with a single line-item agenda to be called by the Board pursuant to ARTICLE III.


4. The foregoing amendments to the Amended By-Laws was adopted by the membership by a vote sufficient for approval at the special membership meeting January 20, 2022.

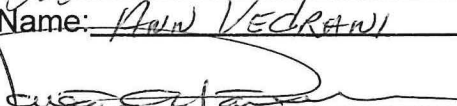
5. The adoption of these amendments appears upon the minutes of said meeting and is unrevoked.

6. All provisions of the Amended By-Laws are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary, and Vice-President and its corporate seal affixed this 28th day of November 2022.

^{VICE}
WITNESSES AS TO PRESIDENT:



Printed Name: Paul Vedrawi


SUGAR HILL PROPERTY OWNERS ASSOCIATION, INC.

By: 

John Doty, President and Secretary ^{VICE PRESIDENT}

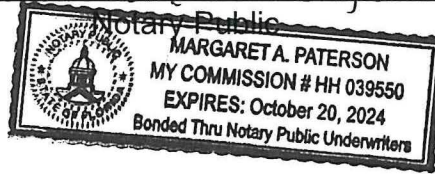
Printed Name: Margaret A. Paterson

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of November 2022, by **John Doty**, as President of Sugar Hill Property Owners Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____].

Margaret A. Paterson
Notary Public

Notarial Seal



VICE PRESIDENT
WITNESSES AS TO SECRETARY:

SUGAR HILL PROPERTY OWNERS ASSOCIATION, INC.

Dan VEDRAWI
Printed Name: Dan VEDRAWI

By: Dan Smith
Dan Smith, Vice-President

Margaret A. Paterson
Printed Name: MARGARET A. PATERSON

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of November 2022, by Dan Smith, as Vice-President of Sugar Hill Property Owners Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____].

Margaret A. Paterson
Notary Public

Notarial Seal

