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Palm Beach County, Florida
Joseph Abruzzo, Clerk
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**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED BYLAWS
OF THE LANDINGS AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY Amended and Restated Bylaws attached as Exhibit "A" to this Certificate were duly adopted as the Amended and Restated Bylaws for The Landings at River Bridge Homeowners Association, Inc. ("Bylaws"). These Amended and Restated Bylaws were approved pursuant to the Bylaws of The Landings at River Bridge Homeowners Association, Inc., by a unanimous vote of the Board of Directors at a duly noticed meeting on September 9, 2021. The original Bylaws of The Landings at River Bridge Homeowners Association, Inc. are recorded in Official Record Book 5019, at Page 1507, et seq., of the Public Records of Palm Beach County, Florida.

DATED this 9th day of September 2021
Signed in the presence of Witnesses as to Both:

By: [Signature]
Signature of First Witness

By: Michael Steiner
Print Name of First Witness

By: [Signature]
Signature of Second Witness

By: Amanda Brown
Print Name of Second Witness

Association:
THE LANDINGS AT RIVER BRIDGE
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Jeremy Leefer President

By: [Signature]
Marilyn Trulock, Secretary

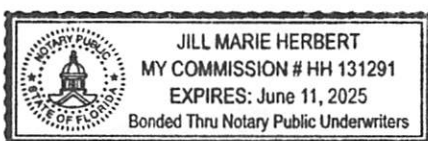
STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by [☒] means of physical presence or [☐] online notarization this 9 day of September, 2021 by Jeremy Leefer as President and Marilyn Trulock as Secretary of The Landings at River Bridge Homeowners Association, Inc., known to me to be the individuals who executed the foregoing instrument. Both acknowledged to and before me that they executed such instrument with due and regular corporate authority and that said instrument is the free act and deed of the Association.

SEAL

[Signature]
Notary Public, State of Florida at Large



**AMENDED AND RESTATED BYLAWS OF THE LANDINGS AT RIVER BRIDGE
HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, at a duly noticed meeting of the Board of Directors of The Landings at River Bridge Homeowners Association, Inc., a Florida corporation not-for-profit, held on September 9, 2021 these amended and restated bylaws of The Landings at River Bridge Homeowners Association, Inc. were approved by a majority of the Board of Directors in accordance with Article VI, Section 6, of said Bylaws; and

WHEREAS, the Association wishes to reflect in this single document, the current provisions as amended and restated, and accordingly, these amended and restated bylaws have been prepared. This document supersedes the bylaws of The Landings at River Bridge Homeowners Association, Inc., as of the date recorded in the Official Records of Palm Beach County.

ARTICLE I

NAME, PRINCIPAL OFFICE AND DEFINITIONS

Section 1. NAME. The name of the Association shall be The Landings at River Bridge Homeowners Association, Inc., hereinafter referred to as the "Association."

Section 2. PRINCIPAL OFFICE. The principal office of the Association shall be located at 200 Landings Boulevard, West Palm Beach, Florida 33413-2027. The Association may have such other office or offices as the Board of Directors may determine.

Section 3. DEFINITIONS. The words used in these Bylaws shall have the same meaning as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Landings at River Bridge (said Amended and Restated Declaration, as amended, renewed or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), unless the context shall prohibit.

ARTICLE II

THE ASSOCIATION: MEMBERSHIP, MEETINGS, QUORUM, VOTING, PROXIES

Section 1. MEMBERSHIP. The Association shall have one (1) class of voting membership, as more particularly set forth in Article V, Section 2 of the Declaration, the terms of which pertaining to membership are specifically incorporated herein by reference.

Section 2. PLACE OF MEETINGS. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board of Directors.

Section 3. ANNUAL MEETINGS. Annual meetings of the Members of the Association shall be held at such date and hour as may be determined by the Board.

Section 4. SPECIAL MEETINGS. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-third (1/3) of all of the votes of the membership. The notice of any special meeting shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. NOTICE OF MEMBERSHIP MEETINGS. It shall be the duty of the Secretary to send by regular mail or otherwise cause to be personally delivered to every Member entitled to vote a notice of each annual or special meeting of the Members stating the purpose of the meeting, as well as the time and place where it is to be held. If a Member wishes notice to be given at an address other than the official address registered by the Member with the Association, said Member shall have so designated by notice in writing to the Secretary such other address. The mailing or other delivery of notice of a meeting in the manner

provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) nor more than thirty (30) days before a meeting, unless otherwise provided in these Bylaws.

Electronic Notice. A member may consent in writing to receive all required notices by electronic transmission and is responsible for providing a current facsimile number or email address to the Association.

Section 6. WAIVER OF NOTICE. Waiver of notice of any meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after such meeting. Attendance at a meeting by a Member, whether in person or by proxy, shall be deemed waiver by such Member of notice of the time, date and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted thereat unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before any business is put to a vote.

Section 7. ADJOURNMENT OF MEETINGS. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. Notice of the time and place for the recalled meeting shall be posted in a conspicuous place in the Common Area of the Association. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting or if, for any reason, a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed in Section 5 of this Article.

The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of the Members required to constitute a quorum. In the event that a meeting is recessed for any reason, no additional notice shall be required.

Section 8. VOTING. The voting rights of the Members shall be as set forth in Article V of the Declaration, and such voting rights provisions are specifically incorporated herein.

Section 9. PROXIES. At all meetings of Members, each Member may vote in person or by proxy, in accordance with the following restrictions. Members may not vote by general proxy but may vote by limited proxy or by secret ballot for election of Directors. A limited proxy may be given to any Member or Director of the Association. Any limited proxy given shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall any limited proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given.

All limited proxies shall be in writing and filed with the Secretary 24 hours before the commencement of each meeting.. A limited proxy or ballot may provide an opportunity to specify approval or disapproval with respect to any proposal.. Notwithstanding the foregoing, the Board of Directors, in its sole discretion at a duly noticed meeting, may authorize the election of directors to be conducted by secret ballot pursuant to the

provisions in 61B-23.0021 of the Florida Administrative Code or any comparable code enacted for Homeowners Associations, as either may be amended from time to time. Section 10. MAJORITY. As used in these Bylaws, the term "majority" shall mean those votes, Members, or other group as the context may indicate totaling more than fifty percent (50%) of the total number.

Section 11. QUORUM. Except as otherwise provided in these Bylaws or in the Declaration, the presence in person or by proxy (limited or general) of thirty percent (30%) of the votes outstanding shall constitute a quorum at all meetings of the Association. In the event a quorum is not present, another meeting may be called subject to the same notice requirement for the same purposes as originally stated.

Section 12. CONDUCT OF MEETINGS. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meetings and record in a minute book all resolutions adopted at the meetings, as well as a record of all transactions occurring thereat. In the event that the President is unavailable, the President shall appoint another Director to act in his place and stead.

Section 13. ACTION WITHOUT A MEETING. Any action which may be taken by the vote of Members at an annual or special meeting, except the election of Board members, may be taken without a meeting as and to the extent permitted by Florida law.

ARTICLE III

BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS

A. COMPOSITION AND SELECTION

Section 1. GOVERNING BODY: COMPOSITION. The affairs of the Association shall be governed by a Board of Directors. The Directors shall be Members of the Association.

Section 2. NUMBER OF DIRECTORS. The number of Directors on the Board shall be five (5).

Section 3. NOMINATION OF DIRECTORS. Nominations from the floor shall not be required if the Association permits Members to submit an Intent to Run or if the Association schedules a meeting of the Members for the purpose of nominations from the floor, prior to mailing proxies or secret ballots to the Members. Section 4. TERM OF OFFICE. Beginning with the election of the Board at the Annual Meeting held on February 21, 2001, the three (3) elected Directors receiving the highest plurality of votes shall serve as a Director for a term of two (2) years, and the remaining two (2) elected Directors shall serve a term of one (1) year. Thereafter, all Directors shall be elected to two (2) year terms. All Directors shall be elected to serve until his successor has been elected or qualified.

Section 5. REMOVAL OF DIRECTORS. Pursuant to 720.305(2) as may be amended from time to time. Section 6. VOTING PROCEDURE FOR DIRECTORS. At all elections, the Members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. . The Members receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted.

Nominations shall be accepted either by nominations from the floor at the annual meeting or in the alternative, the Board may request that members submit a timely written intent to run for the board not less than 40 days before the scheduled annual meeting instead of accepting nominations from the floor of the annual meeting.

The Board of Directors shall determine the method of conducting the election either by a ballot distributed at annual meeting to all voting members present in person or in the alternative a secret. absentee/secret ballot mailed not less than 14 days prior to the election.

If by absentee/secret ballot the exterior of the outer envelope shall indicate the name of the Member and the Lot address being voted and shall contain a signature space for the Member that is voting. If the election is conducted by secret/absentee ballot, there shall be no quorum requirement for the election of directors, however, at least twenty percent (20%) of the eligible voters must cast a ballot in order to have a valid election.

Once the ballot is filled out, the Member shall place the completed ballot in the inner smaller envelope and seal the envelope. The inner envelope shall be placed within the outer larger envelope, and the outer envelope shall then be sealed. Each inner envelope shall contain only one ballot. If a person is entitled to cast more than one ballot, a separate inner envelope shall be used for each ballot. The Member voting shall sign only the exterior of the outer envelope in the space provided for signature. The envelope shall either be mailed or hand delivered to the Association.

B. MEETINGS

Section 7. ANNUAL MEETINGS. Each year, the first meeting of the members of the Board of Directors shall be held within ten (10) days after each annual meeting of the Members of the Association, at such time and place as shall be fixed by the Board.

Section 8. REGULAR MEETINGS. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors. Notice of the time and place of the meeting shall be posted at a prominent place within the Common Area and shall be communicated to Directors in the manner set forth in Section 10 of this Article, but not less than forty-eight (48) hours prior to the meeting; provided however, that notice of a meeting need not be given to any Director who may sign a waiver of notice or a written consent to holding of the meeting.

Section 9. SPECIAL MEETINGS. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association, or by a majority of the Members of the Board of Directors.

The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following methods: (a) personal delivery; (b) written notice by first class mail; (c) telephone communication, either directly to the Director or to a person at the Director's office who would reasonably be expected to communicate such notice promptly to the Director; or (d) by email. Notices given by personal delivery, telephone or email shall be delivered at least forty-eight (48) hours before the time set for the meeting, unless an emergency situation requires waiver of this requirement as may be determined by the Board. Notices shall be posted at a prominent place within the Common Area not less than forty-eight (48) hours prior to the scheduled time of the meeting.

Section 10. WAIVER OF NOTICE. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the Directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

Section 11. QUORUM OF BOARD OF DIRECTORS. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting. At an adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 12. COMPENSATION. No Director shall receive any compensation in any form from the Association either directly or indirectly for services provided to the Association, or from any vendors, independent contractors or others providing goods or services to the Association.

Section 13. CONDUCT OF MEETINGS. The President shall preside over all meetings of the Board of Directors and the Secretary shall keep a minute book for the Board of Directors, recording therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meetings. In the absence of the President any Director designated by the President shall act in his place and stead. Members of the Board shall be deemed present in person at a meeting of such Board if a conference telephone or similar communications equipment is used by means of which all persons participating in the meeting can hear each other at the same time.

Section 14. OPEN MEETINGS. All meetings of the Board shall be open to all Members, but Members other than Directors may not participate in any discussion or deliberation unless expressly so authorized by the President or Director presiding over the meeting.

Section 15. EXECUTIVE SESSION. The Board may adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar confidential nature.

Section 16. ACTION WITHOUT A FORMAL MEETING. Any action to be taken at a meeting of the Board or any action that may be taken at a meeting of the Board may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors pursuant to the provisions of §617.0821, Florida Statutes. **C. POWERS AND DUTIES**

Section 17. POWERS. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles or these Bylaws directed to be done and exercised exclusively by the Members.

In addition to the duties imposed by these Bylaws or by any Resolution of the Association that may be hereafter adopted, the Board of Directors shall have the power to and be responsible for the following; by way of explanation, but not limitation:

- (a) preparation and adoption of an annual budget in which there shall be established the contribution of each Member to the Common Expenses;
- (b) making general, special and emergency special assessments to defray the Common Expenses, establishing the means and methods of collecting such Assessments, and establishing the period of the installment payments of such Assessments, as more particularly set forth in

- the Declaration. (Unless otherwise determined by the Board of Directors, the annual assessment against the proportionate share of the Common Expenses shall be due and payable by each Member in quarterly installments.);
- (c) collecting the Assessments, depositing the proceeds thereof in a financial institution which it shall approve, and using the proceeds to administer the Association;
 - (d) opening of bank accounts on behalf of the Association and designating the signatories required;
 - (e) providing for the operation, care, upkeep and maintenance of all of the Common Area;
 - (f) designating, hiring and dismissing the personnel for the Association necessary for its maintenance, operation, repair and replacement of the Common Area and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties;
 - (g) making and amending Rules and Regulations;
 - (h) making or contracting for the making of repairs, additions and improvements to or alterations of the Common Area in accordance with the other provisions of the Declaration and these Bylaws after damage or destruction by fire or other casualty;
 - (i) enforcing by legal means the provisions of the Declaration, these Bylaws and any Rules and Regulations adopted by it and bringing any proceedings which may be instituted by the Association on behalf of or against the Members;
 - (j) obtaining and carrying insurance against casualties and liabilities, as may be available, as provided in Article VIII of the Declaration, and paying the premium cost thereof; and
 - (k) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Members, and their mortgagees, their duly authorized agents, accountants or attorneys, during reasonable business hours on working days as may be determined by the Board of Directors. All books and records shall be kept in accordance with generally accepted accounting practices, and audited annually by an independent certified public accounting firm.

Section 18. MANAGEMENT AGENT

- (a) The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board shall authorize. The Board of Directors may delegate to the management agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these Bylaws, other than the powers set forth in subparagraphs (a), (b), (d), (g) and (i) of Section 17 of this Article.
- (b) No management contract may have a term in excess of one (1) year and must permit termination by either party without cause and without a termination fee upon thirty (30) days' or less written notice;
- (c) No remuneration shall be accepted by the management agent from vendors, independent contractors or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts or otherwise; anything of value received shall benefit the Association; and
- (d) Any financial or other interest which the management agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors.

Section 19. ACCOUNTS AND REPORTS. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

- (a) accrual accounting, as defined by generally accepted accounting principles, shall be employed; however, additionally, monthly cash basis income and expense reports shall be prepared and made available to all Board members and Officers and to any Member of the Association upon request;
- (b) accounting and controls should conform with established American Institute of Certified Public Accountants (AICPA) guidelines and principles A segregation of accounting duties should be maintained, and disbursements by check shall require two (2) signatures, unless otherwise determined by the Board. Cash disbursements shall be limited to amounts of fifty dollars (\$50.00) and under;
- (c) cash accounts of the Association shall not be commingled with any other accounts;
- (d) annual financial reports shall be prepared for the Board of the Association containing a balance sheet as of the last day of the Association's fiscal year, and an income statement for said fiscal year, which shall be distributed to the Board within ninety (90) days after the close of the fiscal year; and
- (e) any Institutional First Mortgagee shall, upon written request to the Board, receive a copy of the Association's annual financial report for the immediately preceding year.

Section 20. BORROWING. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Common Area and facilities without the approval of the Members of the Association.

Section 21. RIGHTS OF THE ASSOCIATION. With respect to the maintenance of the Common Area or other Association responsibilities, and in accordance with the Articles of Incorporation and the Declaration, the Association shall have the right to contract with any person or entity for the performance of various duties and functions: Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational or other agreements with trusts, condominiums, cooperatives, the Master Association or other Association or Condominium Associations, both within and without the Property. Such agreements shall require the consent of two-thirds (2/3) of the total votes of all Directors of the Association.

Section 22. HEARING PROCEDURE. The Board shall not impose a fine (a late charge does not constitute a fine), or suspend voting rights of a Member or occupant for violations of these Bylaws unless and until the procedure as set forth in Article XIV, Section 4 of the Declaration, is followed.

ARTICLE IV OFFICERS

Section 1. OFFICERS. The Officers of the Association shall be a President, immediate Past President, Vice President, Secretary and Treasurer. The Board of Directors may elect such other Officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such Officers to have the authority and to perform the duties prescribed from time to time by the Board of Directors. Any two or more offices may be held by the same person, excepting the offices of President and Secretary. The President and Treasurer shall be elected from among the members of the Board of Directors.

Section 2. ELECTION, TERM OF OFFICE AND VACANCIES. The Officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of

Directors following each annual meeting of the members, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 3. REMOVAL. Any Officer may be removed by a majority vote of the Board of Directors whenever in its judgment the best interests of the Association will be served thereby.

Section 4. POWERS AND DUTIES. The Officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed upon them by the Board of Directors. The President shall be the Chief Executive Officer of the Association. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent or in such other manner as deemed appropriate by the Board.

Section 5. RESIGNATION. Any Officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. AGREEMENTS, CONTRACTS, DEEDS AND LEASES. All agreements, contracts, deeds, leases and other instruments of the Association shall be executed by at least two (2) Officers or by such other person or persons as may be designated by resolution of the Board of Directors.

Section 7. COMPENSATION. No Officer shall receive any compensation in any form from the Association either directly or indirectly for services provided to the Association, or from any vendors, independent contractors or others providing goods or services to the Association.

ARTICLE V COMMITTEES

Section 1. GENERAL. Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall be composed as required by law and shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors. Such committees shall be in addition to those hereinafter described.

Section 2. COVENANTS COMMITTEE. The Board of Directors shall appoint a Covenants Committee consisting of at least three (3) members pursuant to §720.305 (20) as may be amended or renumbered.

ARTICLE VI MISCELLANEOUS

Section 1. FISCAL YEAR. The fiscal year of the Association shall be the calendar year or as may be otherwise determined by the Board.

Section 2. PARLIAMENTARY RULE. Except as may be modified by Board resolution establishing modified procedures, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Florida law, the Declaration, the Articles of Incorporation, or these Bylaws.

Section 3. CONFLICTS. If there are conflicts or inconsistencies between the provisions of Florida law, the Declaration the Articles of Incorporation and these Bylaws, the provisions of Florida law, the Declaration, the Articles of Incorporation and the Bylaws (in that order) shall prevail.

Section 4. BOOKS AND RECORDS.

(a) Inspection by Members. The membership register, books of account and minutes of meetings of the Members, the Board and committees shall be made available for inspection and copying by any Member of the pursuant to the provisions of §720 Florida Statutes.

Section 5. NOTICES. Unless otherwise provided in these. Bylaws, all notices, demands, bills, statements or other communications under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by regular mail;

(a) if to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the legal address of such Member;
or

(b) if to the Association the Board of Directors or the management agent, at the principal office of the Association or the management agent, if any, or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

Section 6 AMENDMENT. These Bylaws may be amended, altered or rescinded by the Board of Directors at any regular or special meeting; provided, however, that at no time shall the Bylaws conflict with the terms of the Declaration or the Articles of Incorporation or the Master Association Declaration. No amendment, alteration or modification of these Bylaws shall be made which affects the rights or privileges of any Institutional First Mortgagee, nor may these Bylaws be rescinded without the express, prior written consent of all Institutional First Mortgagees so affected and any attempt to amend, alter modify or rescind contrary to this prohibition shall be of no force and effect.

Section 7. VALIDITY. If any provision of these Bylaws, or part thereof, shall be adjudged invalid or become unenforceable in law or in equity, the same shall not affect the validity of any other provision, or part thereof, and the remaining provisions of this instrument shall nevertheless be and remain in full force and effect.

The following were adopted as the Amended and Restated Bylaws of THE LANDINGS AT RIVER BRIDGE Homeowners' Association, Inc., a corporation not-for-profit under the laws of the state of Florida, at a duly called meeting of the Board on the 9th day of September 2021.

SCHEDULE "A"
LEGAL DESCRIPTION

Lands lying and being in Greenacres City, Palm Beach County, State of Florida, in Section 15, Township 44 South, Range 42 East, and more particularly described as being part of Parcel 18, according to the plat of River Bridge P.U.D., Plat 1, Plat Book 47, Page 192, et seq., Public Records of Palm Beach County, Florida, as follows, to-wit:

Beginning at the Southeast corner of said Parcel 1B; thence along the South line of Parcel 1B S 71°56'00" W for 124.38 feet to the Point of Curvature of a curve concave to the North, having a radius of 750.00 feet; thence continue along said South line westerly along said curve to the right through a central angle of 30°55'40" for 404.84 feet; thence N 7°08'20" W for 170.00 feet; thence N 63°08'20" W for 120.00 feet; thence S 82°51'40" W for 75.00 feet; thence N 7°08'20" W for 45.00 feet; thence N 82°51'40" E for 200.00 feet; thence N 55°51'40" E for 105.00 feet; thence N 17°08'20" W for 211.71 feet to a point on a non-tangent curve, concave to the Northeast, having a radius of 445.00 feet where the radial line bears N 56°15'18" E; thence northwesterly along said curve to the right through a central angle of 20°04'58" for 155.98 feet; thence S 55°37'00" E for 30.84 feet to a point on a non-tangent curve concave to the Northwest, having a radius of 425.00 feet where the radial line bears N 73°14'39" E said curve being the easterly line of said Parcel 1B; thence southerly along said curve to the left through a central angle of 34°10'33" for 253.50 feet to a Point of Tangency; thence continue along said Easterly line S 50°55'54" E for 328.36 feet to the Point of Curvature of a curve concave to the Southwest, having a radius of 490.00 feet; thence southeasterly along said curve to the right through a central angle of 29°03'19" for 248.49 feet to the Point of Beginning.

Containing 4.219 acres, more or less.

Together with:

Lots 1 through 40, 71 through 82, and 87 through 94, all inclusive, Replat of The Landings at River Bridge, as recorded in Plat Book 55, Pages 75-76 of the Public Records of Palm Beach County, Florida.