

AMENDED AND RESTATED BYLAWS

OF

THE GARDEN VILLAS AT GATOR TRACE OF ST. LUCIE HOMEOWNERS ASSOCIATION, INC., a  
Florida not for profit corporation.

I. Identity

These are the Amended and Restated Bylaws of THE GARDEN VILLAS AT GATOR TRACE OF ST. LUCIE HOMEOWNERS ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida (the "Association"), organized for the purpose of providing for the enhancement of the property values and amenities in the community, the maintenance of the property and improvements and such other actions and duties as are legal or required under the Declaration of Covenants and Restrictions for the Association.

1.1 Principal Office. The principal office of the Association shall be at such place as may be designated by the Board of Directors.

1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

1.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida," the words "Corporation Not for Profit," and the year of the incorporation.

1.4 Definitions. For convenience, these Bylaws shall be referred to as the "Bylaws"; the Articles of Incorporation of the Association as the "Articles"; and the Declaration of Covenants and Restrictions as the "Declaration."

II. MEETINGS OF MEMBERS AND VOTING

2.1 Annual Meeting. The annual meeting of the members shall be held on the date and at the place and time as determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and no later than 13 months after the last annual meeting. The purpose of the meeting shall be the elect Directors and to transact any other business to be transacted by the members.

2.2 Notice of Budget Meeting. The Board of Directors shall mail a notice and a copy of the proposed annual budget to the Owners not less than 14 days before the meeting at which the Board will consider the budget.

2.3 Intentionally Omitted.

2.4 Recall of Board Members. Board Members may be recalled in accordance with Chapter 720, Florida Statutes, as may be amended from time to time.

2.5 Notice of Meeting to Elect Directors. Notice of a meeting to elect a Director or Directors shall be given no less than 14 days before the meeting.

2.6 Quorum. A quorum at meetings of members shall consist of persons entitled to exercise, either in person or by proxy, 30% of the voting interests of the entire membership, as set forth in Chapter 720, Florida Statutes.

2.7 Voting

A. Number of Votes. Each Villa shall have one voting interest. The vote of a Villa is not divisible.

B. Majority Vote. The acts approved by a majority of the voting interest at a meeting at which a quorum is present shall be binding on all Owners for all purpose unless the Declaration, the Articles, or these Bylaws require a larger percentage, in which case that larger percentage shall control.

2.11 Membership-Designation of Voting Members. Persons or entities shall become members of the Association on the acquisition of fee title to a Villa. Membership shall be terminated when a person or entity no longer owns a Villa. If a Villa is owned by more than one natural person, or a corporation, partnership or other artificial entity, then the voting interest of that Villa shall be exercised only by such natural person as shall be named in a voting certificate signed by all the natural persons who are owners or by the chief executive officer of the artificial entity and filed with the Association among its official records.

2.8 Proxies; Powers of Attorney. Voting interests may be exercised in person or by proxy. Each proxy shall set forth specifically the name of the person voting by proxy, the name of the person authorized to vote the proxy for

him/her, and the date the proxy was given. Each proxy shall contain the date, time and place of the meeting for which the proxy is given. If the proxy is a limited proxy, it shall set forth those items that the holder of the proxy may vote and the manner in which the vote is to be cast. The proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings. No proxy shall be valid for a period longer than 90 days after the date of the first meeting for which it was given, and it may be revoked at any time at the pleasure of the Owner executing it. The proxy shall be signed by the Villa Owner or by the designated person mentioned in 2.11, or the duly authorized attorney-in-fact of that person or entity (provided the power of attorney is filed with the Association). The proxy shall be filed with the Association before or at the meeting for which the proxy is given. One holding a power of attorney may exercise the voting interest of that Villa. If the proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in his/her place. If no such provision is made, substitution is not authorized.

2.9 Adjourned Meetings. If any meeting of members cannot be organized because a quorum is not present, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. The time and place to which the meeting is adjourned is taken and a notice shall be posted in a conspicuous place in the property or as soon thereafter as may be practical stating the time and place to which the meeting is adjourned.

2.10 Waiver of Notice. Owners may waive their right to receive notice of any meeting, whether annual or special, by a writing signed by them to that effect. The waiver shall be filed with the Association either before, at or after the meeting for which the waiver is given.

2.11 Action by Members Without a Meeting. Owners may take action by written agreement without a meeting, provided written notice is given to the Owners in the manner prescribed elsewhere in these Bylaws appropriate to the subject matter to be agreed on, unless that notice is waived as provided in these Bylaws. The decision of a majority of the Owners, or a larger percentage vote as otherwise may be required by the Declaration, the Articles or these Bylaws.

2.12 Minutes of Meetings. The minutes of all meetings of Owners shall be kept in a book open to inspection by any Association member or the authorized representative of such member, and Board members at all reasonable times. The minutes shall be retained by the Association pursuant to Chapter 720, Florida Statutes, as may be amended from time to time. Association members and their authorized representatives shall have the right to make or obtain copies at the reasonable expense, if any, of the Association member.

2.13 Order of Business. The order of business at annual meetings of members and as far as practical at other members' meetings, shall be:

- A. Call to order
- B. Election of a chairman of the meeting, unless the President or Vice President is present, which case he or she shall preside
- C. Call of the roll, certifying of proxies, determination of a quorum
- D. Proof of notice of meeting or waiver of notice
- E. Reading and disposal of any unapproved minutes
- F. Reports of Officers
- G. Reports of Committees
- H. Appointment of inspectors of election
- I. Determination of number of Directors
- J. Election of Directors
- K. Unfinished business
- L. New Business
- M. Adjournment

2.14 Actions Specifically Requiring Owner Approval. The following actions require approval by the Owners and may not be taken by the Board of Directors acting alone:

A. Amendments to the Declaration, except those made by the developer, recording a certificate of Surveyor, or as otherwise provided specifically in the Declaration.

B. Purchase of land or recreation lease.

C. Recall of members of Board of Directors.

D. Other matters contained in the Declaration, the Articles or these Bylaws that specifically require a vote of the members.

### III. DIRECTORS

3.1 Number and Qualifications. The affairs of the Association shall be managed by the Board of Directors. The Board shall be composed of any odd number of Directors that the Owners may decide. The number of Directors, however, shall never be less than three. Directors must be either Owners; officers of a corporate Owner; or partners of a partnership Owner. No Director shall continue to serve on the Board after he ceases to be an Owner.

3.2 Election of Directors. Directors shall be elected at the annual meeting of the members by a plurality of the voting interests. Each member shall be entitled to cast votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting. Nominations may be made from the floor or recommended by a nominating committee.

3.3 Term. Each Director's term of service shall extend until the next annual meeting of the members and thereafter until his/her successor is duly elected and qualified or until he is removed in the manner provided in 3.5.

3.4 Vacancies. Except as to vacancies resulting from removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by majority vote of the remaining Directors. Any Director elected to fill a vacancy shall hold office only for the remaining term of the vacating Director.

3.5 Removal. Any Director may be recalled and removed from office by a vote of the Owners in accordance with Chapter 720, Florida Statutes, as may be amended from time to time.

3.6 Disqualification and Resignation. Any Director may resign at any time by sending or personally delivering a written notice of resignation to the Association or any Director. The resignation shall take effect on receipt, unless it states differently. Any Board member more than 90 days delinquent in the payment of an assessment shall be deemed to have resigned from the Board.

3.7 Organizational Meeting. The organizational meeting of a newly elected Board of Directors shall be held within 10 days of their election at a place and time that shall be fixed by the Directors at the meeting at which they were elected and without further notice.

3.8 Regular Meetings. The Board of Directors may establish a schedule of regular meetings to be held at a time and place as a majority of them shall determine from time to time. Notice of regular meetings, however, shall be given to each Director personally or by mail, telephone or email, at least 48 hours before the day named for the meeting.

3.9 Special Meetings. Special meetings of the Board of Directors may be called by the President and, in his/her absence, by the Vice President, and must be called by the Secretary at the written request of a majority of the Directors. Notice of the meeting shall be given personally or mail, telephone or email. The notice shall state the time, place and purpose of the meeting and shall be transmitted not less than 48 hours before the meeting.

3.10 Waiver of Notice. Any Director may waive notice of a meeting before, at or after the meeting and that waiver shall be deemed equivalent to the giving of notice. Attendance by a Director at a meeting shall constitute a waiver of notice of the meeting, except when his/her attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is lawfully called.

3.11 Quorum. A quorum at the meetings of the Directors shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is required by the Declaration, the Articles or their Bylaws.

3.12 Adjourned Meetings. If there is less than a quorum present at any meeting of the Board of Directors, the majority of those present at any meeting of the Board of Directors, the majority of those present may adjourn the meeting until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

3.13 No Proxy. There shall be no voting by proxy at any meeting of the Board of Directors.

3.14 Presumed Absent. A Director present at any Board meeting at which action on any corporate matter is taken shall be presumed to have assented to the action taken, unless he or she votes against such action or abstains from voting because of an asserted conflict of interest.

3.15 Joinder in meeting by Approval of Minutes. A Director may join in the action of a meeting by signing and concurring in the minutes of that meeting. That concurrence, however, shall not constitute the presence of that Director for the purpose of determining a quorum.

3.16 Attendance by Conference Telephone or Other Electronic Means. When telephone conference or other electronic means are used, a telephone speaker shall be attached so that the discussion may be heard by the Board members and by any Owners present in an open meeting. Board members utilizing telephone conference calls or other electronic means may be counted toward obtaining a quorum and may vote.

3.17 Meetings Open to Members. Meetings of the Board of Directors shall be open to all Owners to attend and observe. No Owner, however, shall be entitled to participate in the meeting unless specifically invited to do so by the board.

3.18 Presiding Officer. The presiding officer at Board meetings shall be the President or, in his/her absence, the Vice President, and in his/her absence, the Directors present shall designate any one of their number to preside.

3.19 Minutes of Meetings. The minutes of all meetings of the Board of Directors shall be kept in a book open to inspection by any Association member or the

authorized representative of such member and Board members at all reasonable times. The Association shall retain these minutes in accordance with Chapter 720, Florida Statutes, as may be amended from time to time. Association members and their authorized representatives shall have the right to make or obtain copies, at the reasonable expense, if any, of the Association member.

3.20 Executive Committee. The Board of Directors, by resolution, may appoint an executive committee to consist of three or more members of the Board. The executive committee shall have and may exercise all of the powers of the Board in the management of the business and affairs during the intervals between the meetings of the board insofar as may be permitted by law. The executive committee, however, shall not have power to: (a) determine the common expense required for the operation of the Association; (b) determine the assessments payable by the Owners to meet the common expenses of the Association; and (c) fill vacancies on the Board of Directors. Meetings of the executive committee shall be open Owners.

3.21 Compensation. Directors shall serve without pay but shall be entitled to reimbursement for expenses reasonably incurred in the discharge of their duties.

3.22 Order of Business. The order of business at meetings of Directors shall be:

- A. Calling of roll
- B. Proof of notice of meeting or waiver of notice
- C. Reading and disposal of any unapproved minutes
- D. Reports of officers and committees
- E. Unfinished Business
- F. New Business
- G. Adjournment

IV. POWERS AND DUTIES OF THE BOARD OF DIRECTORS



All of the powers and duties of the Association existing under Chapters 617 and 720, Florida Statutes, the Declaration, The Articles or these Bylaws, as all may be amended from time to time, shall be exercised exclusively by the Board of Directors, or it's duly authorized agents, contractors or employees, subject only to the approval by Owners when that approval is specifically required.

4.1 Impose Fines. The Board of Directors may impose fines in accordance with Chapter 720, Florida Statutes, as may be amended at any time, for any violation of the Declaration, Articles, Bylaws, or rules and regulations. The Board may file and enforce liens for unpaid assessments.

4.2 Suspend Approval for Delinquent Owner. The Board of Directors may disapprove the prospective tenant of any Owner as long as he/she is delinquent in the payment of assessments for Common Expenses.

#### V. OFFICERS

5.1 President. The President shall be the chief executive officer of the Association. He/she shall have all of the powers and duties that usually are vested in the office of president of an Association, including but not limited to the power to appoint committees from among the members to assist in the conduct of the affairs of the Association as he in his/her discretion may determine appropriate. He shall preside at all meetings of the Board.

5.2 Vice President. The Vice President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise those other powers and perform those other duties as shall be prescribed by the Directors.

5.3 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the members. He/she shall attend to the serving of all notices to the members and Directors and other notices required by law. He/she shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He/she shall keep the records of the Association and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President. The duties of the Secretary can be delegated.

5.4 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities, and evidence of indebtedness. He/she shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. He/she shall submit a treasurer's report to the Board at reasonable intervals and shall perform all other duties incident to the office of treasurer. All money and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board. The duties of the Treasurer can be delegated.

5.5 Compensation. The compensation, if any, of all officers and other employees of the Association shall be fixed by the Board of Directors. This provision shall not preclude the Board from employing a Director as an employee of the Association.

#### VI. FISCAL MANAGEMENT

6.1 Board Adoption of Budget. The Board of Directors shall adopt a budget for the common expenses of the Association in advance of each fiscal year.

6.2 Budget Requirements. The proposed annual budget of common expenses shall be detailed and shall show the amount budget by accounts and expense classifications.

6.3 Accounting Records and Reports. The Association shall maintain accounting records according to good accounting practices. The record shall be open to inspection by any Association member or the authorized representative of such member at all reasonable times.

6.4 Depository. The depository of the Association shall be those banks or savings and loan associations, state or federal, located in Florida, as shall be designated from time to time by the Board of Directors and in which the money for the Association shall be deposited. Withdrawal of money from those accounts shall be only by checks or other withdrawal instruments signed by those persons as are authorized by the Directors.

## VII. ASSESSMENTS AND COLLECTION

7.1 Assessments, Generally. Assessments shall be made against the Villas not less frequently than quarterly in the discretion of the Board of Directors. The assessments shall be made in an amount no less than required to provide funds in the advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. The assessment funds shall be collected against Villas in the proportions or percentages provided in the Declaration.

7.2 Special Assessments. The specific purpose or purposes of any special assessment, including emergency assessments, that cannot be paid from the annual assessment for Common Expenses, as determined by the Board of Directors, shall be set forth in a written notice of such assessment sent or delivered to each Owner. The notice shall be sent or delivered within such time before the payment or initial payment thereunder shall be due, as may be reasonable or practicable in the circumstances. Special assessments shall be paid at the times and in the manner that the Board may require in the notice of the assessment. The funds collected pursuant to a special assessment shall be used only for the specific purpose or purposes set forth in such notice, or returned to the owners. Upon completion of such specific purpose or purposes, however, any excess funds shall be considered Common Surplus.

7.3 Charges for Other than Common Expenses. Charges by the Association against individual members for other than Common Expenses shall be payable in advance and the billing and collection thereof may be administered by the Association. Charges for other than Common Expenses may be made only after approval of a member or when expressly provided for in the Declaration.

7.4 Liability for Assessments. Each Owner, regardless of how title is acquired, shall be liable for all assessments, as set for in the Declaration.

7.5 Assessments, Amended Budget. If the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. Unpaid assessments for the remaining portion of the year for which an amended assessment is made shall be payable in as many equal

installments as there are installment payment dates remaining in the budget year as of the date of the amended assessment.

7.6 Collection: Interest, Application of Payment. Assessments and installments on them shall bear interest and late fees as set forth in the Declaration.

7.7 Lien for Assessment. The Association has a lien on each parcel for assessments, interest, late fees, attorney's fees, and cost, as set forth in the Declaration.

7.8 Collection: Suit, Notice. The Association may bring an action to foreclose any lien for assessments in the manner that a mortgage of real property is foreclosed. It also may bring an action to recover a money judgment for the unpaid assessment without waiving any claim of lien. The Association shall give notice to the Owner of its intention to foreclose its lien in accordance with Chapter 720, Florida Statutes, as may be amended from time to time.

7.9 Fines. The Association may impose fines for violations in accordance with Chapter 720, Florida Statutes, as may be amended from time to time.

VIII. ASSOCIATION CONTRACTS, GENERALLY

8.1 Fair and Reasonable Cancellation. All contracts for the operation, maintenance or management of the Association or property serving the Owners, made by the Association, must not be in conflict with the powers and duties of the Association or the rights of the Owners.

8.2 Escalation Clauses in Management Contracts Prohibit. No management contract entered into by the Association shall contain an escalation clause, since they have been declared to be against the public policy of the State of Florida.

8.3 Official Records. The official records of the Association shall be made available for inspection in accordance with Chapter 720, Florida Statutes, as may be amended from time to time.

IX. INTENTIONALLY OMITTED

X. OBLIGATIONS OF OWNERS

10.1 Violations, Notices, Actions. In the case of a violation (other than the nonpayment of an assessment) of any of the provisions of the Declaration, the Articles, these Bylaws, or any lawfully adopted rules and regulations, the Association may exercise all legal remedies available to it under Florida law and Chapter 720, Florida Statutes, as may be amended from time to time.

10.2 Attorneys' Fees. If any action brought pursuant to the provisions of 10.1, the prevailing party is entitled to recover reasonable attorneys' fees.

XI. INTENTIONALLY OMITTED

XII. LIABILITY SURVIVES MEMBERSHIP TERMINATION

Termination of membership in the Association shall not relieve or release a former member from any liability or obligation incurred during the period of membership, nor impair any rights or remedies that the Association may have against the former arising out of his/her membership and his/her covenants and obligations incident to that membership.

XIII. INTENTIONALLY OMITTED

XIV. PARLIAMENTARY RULES

ROBERTS' RULES OF ORDER (latest edition) shall govern the conduct of the Association's meetings when not in conflict with Florida law, the Declaration, the Articles, or these Bylaws.

XV. RULES AND REGULATIONS

15.1 Board May Adopt. The Board of Directors may adopt and amend, from time to time, reasonable rules and regulations governing the details of the use and operation of the Common Elements, Association property, and recreational facilities serving the Villas.

15.2 Posting and Furnishing Copies. A copy of the rules and regulations adopted from time to time by the Board of Directors, and any amendments to existing rules and regulations, shall be furnished to each Owner.

15.3 Reasonableness Test. Any rule or regulation created and imposed by the Board of Directors must be reasonably related to the promotion of the health, happiness, and peace of mind of the Owners and uniformly applied and enforced.

XVI. RESTRICTIONS ON AND REQUIREMENTS FOR USE, MAINTENANCE AND APPEARANCE OF THE  
UNITS

16.1 Where Contained. Restrictions on the use, maintenance, and appearance of the Villas shall be as stated in the Declaration and no amendments to such restrictions shall be contained elsewhere than in the Declaration as adopted by a vote of the Owners conducted in the manner prescribed elsewhere in these Bylaws.

16.2 Tests for Validity of Restrictions. Restrictions contained in the Declaration and any amendments duly adopted by a vote of the Owners shall be valid and in the nature of covenants running with the land, unless it is shown that they: (1) are wholly arbitrary in their application; (2) are in violation of public policy; or (3) abrogate some fundamental constitutional right.

XVII. BYLAWS DEEMED AMENDED

These Bylaws shall be deemed amended in those particulars as may be required to make them consistent with any applicable law.

XVIII. PRIORITIES IN CASE OF CONFLICT

In the event of conflict between or among the provisions of any of the following, the order of priorities shall be, from highest priority to lowest:

- A. The Garden Villas Declaration
- B. The Articles
- C. These Bylaws
- D. The rules and regulations

## XIX. INDEMNIFICATION

Every officer and Director of the Association shall be indemnified by the Association against all expenses and liabilities, including reasonable attorney's fees incurred and imposed in connection with any proceedings to which he/she may be a party, or in which he may become involved by reason of his/her being or having been an officer or Director of the Association, whether or not he/she is an officer or Director shall not be indemnified if he/she is adjudged guilty of gross negligence or willful misconduct or shall have breached his/her fiduciary duty to the members of the Association. The Association shall not be liable, however, for payment of a voluntary settlement unless it is first approved by the Board of Directors. The foregoing rights shall be in addition to and not exclusive of all other rights to which the Director or officer may be entitled.

## XX. AMENDMENTS

Amendments to these Bylaws shall be proposed and adopted in the following manner.

20.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

20.2 Adoption. An amendment may be proposed either by a majority of the Board of Directors or by not less than one third of the voting interests of the Association. The amendment shall be adopted if it is approved by not less than fifty percent (50%) + 1 of the voting interests of the Association.

20.3 Limitation. No amendment shall be made that is in conflict with the Declaration, nor shall any amendment abridge, alter or amend the rights of any mortgagees of Villas without their consent.

20.4 Recording. A copy of each amendment shall be attached to or included in a certificate certifying that the amendment was duly adopted as an amendment of the Bylaws. The certificate, which shall identify the first page of the book and page of the public records where the Declaration is recorded, shall be executed by the President or Vice President and attested by the Secretary

of the Association with the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the public records of the county where the Declaration is recorded.

20.5 Format. Proposals to amend existing Bylaws shall contain the full text of the Bylaws to be amended. New words shall be underlined and words to be deleted shall be lined through with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying "SUBSTANTIAL REWORDING OF BYLAW. SEE BYLAW NUMBER \_\_\_ FOR PRESENT TEXT."

These Amended and Restated Bylaws were approved by not less than two-thirds of the voting interest and the Board of Directors. The Second Amended and Restated Declaration of Covenants and Restrictions for The Garden Villas at Gator Trace of St. Lucie is recorded in the public records of St. Lucie County, Florida at Official Records Book 4800, Page 47.

IN WITNESS WHEREOF, these Amended and Restated Bylaws of The Garden Villas at Gator Trace of St. Lucie Homeowners Association, Inc. have been executed by the Association on the day and year first above set forth.

WITNESSES AS TO PRESIDENT:

THE GARDEN VILLAS AT GATOR  
TRACE OF ST. LUCIE  
HOMEOWNER'S ASSOCIATION, INC.

Agnes K. Mical  
Print Name: AGNES K. MICAL  
Harriet Scott  
Print Name: Harriet Scott

By: Robin C. Preswell  
Robin C. Preswell, President

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn and acknowledged before



me by means of [] physical presence or [] online notarization, by Robert Creswell, as President of The Garden Villas at Gator Trace of St. Lucie Homeowner's Association, Inc., [] who is personally known to me, or [] who has produced \_\_\_\_\_ as identification on September 22, 2022.

Notarial Seal



ELIZABETH STEWART  
Commission # GG 336242  
Expires May 19, 2023  
Bounded thru Gadget Notary Service

Elizabeth Stewart  
Notary Public  
Print Name: Elizabeth Stewart  
My Commission Expires: MAY 2023



WITNESSES AS TO SECRETARY:

THE GARDEN VILLAS AT GATOR  
TRACE OF ST. LUCIE  
HOMEOWNER'S ASSOCIATION, INC.

Agnes K. Mical  
Print Name: AGNES K. MICAL

By: Jean Kelly  
JEAN Kelly, Secretary

Harriet Scott  
Print Name: Harriet Scott

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was attested to, subscribed, sworn and acknowledged before me by means of [] physical presence or [] online notarization, by Jean Kelly, as Secretary of The Garden Villas at Gator Trace of St. Lucie Homeowner's Association, Inc., []

who is personally known to me, or [ ] who has produced  
\_\_\_\_\_ as identification on September 22,  
2022.

Notarial Seal



**ELIZABETH STEWART**  
Commission # GG 338242  
Expires May 19, 2023  
Bonded Thru Budget Notary Services

Elizabeth Stewart  
Notary Public  
Print Name: Elizabeth Stewart  
My Commission Expires: MAY 2023