

After recording return to:
Frazier & Bowles, Attorneys at Law
202 S Rome Ave.
Suite 125
Tampa, FL 33606

CERTIFICATE OF AMENDMENT
TO THE BY-LAWS OF COPPER RIDGE/BRANDON HOMEOWNERS' ASSOCIATION, INC.

Whereas after a year of frustrations with the election process, multiple vendors and professionals being hired and consulted, and much discussion with all parties involved, the Association chose to move forward with clarifying and codifying the election processes. It specifically addresses fair processes for counting all votes, substantially follows many of the principles contained in the Administrative Code 61B, and moves for these clarifications to promote corporate continuity with non-majority staggered terms. More specifically, where seats keep their term, where the statute's default quorum is used, where there is a clear process for addressing holdover Directors, where Members submit their own votes and every vote submitted, even by mail, is counted, where secret ballots are used to promote privacy in voting, and where all Members (subject to Florida law) can nominate themselves as candidates for the Board. The goal with these changes is not only to promote clear and fair rules for all Members to be known well before the day of the election, but it is also to eliminate any committee that can favor or block certain candidates from the ballot, to provide a systematic process and proper forums for Members to get to know candidates in a fair and consistent way, to discourage negative, personal, or attacking language or rhetoric about any person, Board Member, or candidate, as such rhetoric or negative campaigns, which only serve to divide the community and often promote half-truths via social media, and the changes also provide for an outside and uninterested party to help come in and oversee elections, when necessary.

WE HERBY CERTIFY THAT the attached amendments to the By-laws of Copper Ridge/Brandon Homeowners' Association, Inc. recorded on the 15th Day of August 1996, in the Official Records Book 8250, Page 0080 of Hillsborough County, Florida (the "Bylaws"), were duly adopted at a meeting held on the 18th day of January, 2022.

**ADOPTED AMENDMENTS TO BY-LAWS OF COPPER RIDGE/BRANDON HOMEOWNERS'
ASSOCIATION, INC.**

Adopted Amendments to By-Laws to read as follows: (New wording underlined; deleted wording ~~stricken through~~)

Article VI, Section 2(a-e) deleted. Substantial rewording of Article VI, Section 2. See governing documents for current text.

VI. DIRECTORS

2. Election of Directors shall be conducted in the following manner:
 - (a) Board Composition and Staggered Terms. The Board shall consist of five (5) Directors who shall serve 3 year staggered terms. Directors shall serve until replaced, the staggered term shall always remain in place, and a majority of directors shall not be up in a single election. In the event of a holdover Director, a Special Meeting may be called by the Members, in which case the governing document's election procedures will be triggered. To comply with Florida Law, this amendment does not and cannot shorten any current board of directors seats, but simply provides for the appropriate stagger at any upcoming election.
 - (b) Nomination. Prior to each election at which Members are entitled to elect any of the Directors, the Board shall prescribe (and communicate to members) the opening and closing date of a reasonable filing period ("Candidate Filing Period") in which every eligible person who has an interest in serving as a Director may file as a candidate for such Director position. Any eligible Member may nominate himself or herself as a candidate within the Candidate Filing Period. Following the closing of the Candidate Filing Period, the Board may schedule a Candidate Town Hall Meeting for all candidates in that election, which shall be moderated by any member of the Board, whose seat is not currently on the ballot or a board formed committee to synthesize all candidate data and answers and help provide that information to owners.
 - (c) Election. The election shall be by secret written ballot; each Member must cast their own ballot. At least twenty percent of the eligible votes must cast a ballot in order to have a valid election. If the number of candidates nominated is equal to or less than the number of positions to be filled, there is no need for an election. If the number of candidates nominated exceeds the number of positions to be filled, an election shall be held, and the person receiving the largest number of votes cast by the members (for each vacancy on which such members are entitled to vote) is elected. Cumulative voting is not permitted. Prior to filing any legal action as to an election challenge, Members shall submit any election dispute to the Board for resolution by expediated non-binding mediation to be conducted by an official dispute resolution service.
 - (d) Notice to Members. Notice of the annual meeting shall be given to each member approximately (60) days before the election, unless otherwise required by Florida law.

IN WITNESS THEREOF, we have affixed our hands on this 21st day of March, 2022 in Hillsborough County, Florida.

Copper Ridge Homeowners Association, Inc.

a Florida not for profit corporation

By: Timothy M Furr
President

Print Name: TIMOTHY M FURR

Harry M Pitts
Witness Signature

Print Name: Harry M Pitts

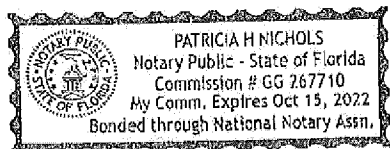
Melissa Furr
Witness Signature

Print Name: MELISSA FURR

STATE OF FLORIDA

COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of March 2022, by Timothy Furr, as President of the Association, who is personally known to me or has produced FLDL 028-0 as identification.



(Notary Seal)

Patricia H Nichols
Notary Public

Patricia H Nichols Print Name
My Commission Expires: Oct. 15, 2022