

Prepared by and Return to.
The Fairways Homeowners Association, Inc.
100D Plantation Drive
Titusville, FL 32780

LISA BABCOCK
539 FAIRWAYS DR HC
TITUSVILLE FL 32780

**FIRST AMENDMENT TO THE BY-LAWS OF
THE FAIRWAYS HOMEOWNERS ASSOCIATION, INC.**

THE FAIRWAYS HOMEOWNERS ASSOCIATION, INC., a corporation not for profit incorporated under the laws of the State of Florida (the "Association"), pursuant to the authority reserved in Section 12 of the By-Laws of THE FAIRWAYS HOMEOWNERS ASSOCIATION, INC., and in the Florida Homeowners' Association Act, hereby amends the By-Laws, dated February 10, 1995, as originally recorded in Official Records Book 3455, Page 1238 *et seq.*, in the Public Records of Brevard County, Florida (the "By-Laws"), as follows:

1. Section 13 Rules and Regulations. Is hereby amended in its entirety to read as follows:

13. Rules and Regulations. Attached hereto as Schedule A and made a part hereof are rules and regulations concerning the use of portions of the Property. The Board of Directors may, from time to time, modify, amend or add to such rules and regulations, ~~except that subsequent to the date control of the Board is turned over by the Developer to Lot Owners other than the Developer,~~ Owners of a majority of the Lots represented at a the next meeting at which a quorum thereof is present may overrule the Board with respect to any such modifications, amendments or additions, ~~and a majority of the members represented at a meeting of the entire membership at which a quorum is present may overrule the Board with respect to any such modifications, amendments or additions.~~ Copies of such modified, amended or additional rules and regulations (i) shall be furnished by the Board of Directors to each affected Lot Owner not less than thirty (30) days prior to the effective date thereof, (ii) shall not be required to be recorded in the Public Records of the County, and (iii) shall not be enforced to the extent they conflict with applicable law. ~~At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Developer.~~

2. Paragraph 14 of Schedule A (Rules and Regulations) to the By-Laws, as follows, is hereby deleted in its entirety and is not replaced:

~~Children under eighteen (18) shall be the direct responsibility of their parents or legal guardians, who must supervise them. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of children.~~

Except as otherwise provided herein, all other terms of the By-Laws shall remain in full force and effect.

Dated this 19 day of December, 2017

CERTIFICATE

The undersigned President and Secretary of The Fairways Homeowners Association, Inc., certify that the attached FIRST AMENDMENT TO THE BYLAWS OF THE FAIRWAYS HOMEOWNERS ASSOCIATION, INC., was duly enacted by a unanimous vote of the Board of Directors of The Fairways Homeowners' Association, Inc. at a duly called meeting of the Board of Directors held on ^{October} ~~December~~ 24, 2017, in accordance with Section 12 of the By-laws of The Fairways Homeowners Association, Inc.

Witnessed by:

THE FAIRWAYS HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit

Martha W. Powell
Witness Sign and Print Name

By: [Signature]
Jim Heiden as President

Rachel Reeves
Witness Sign and Print Name

Attest: [Signature]
Ruby Fox as Secretary

STATE OF FLORIDA :
COUNTY OF BREVARD :

The foregoing instrument was executed before me, this 19 day of December, 2017, by JIM HEIDEN and RUBY FOX, known to me to be the President and Secretary, respectively, of THE FAIRWAYS HOMEOWNERS ASSOCIATION, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation under authority duly vested in them by said corporation.

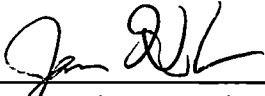
[Signature]
Notary Public Signature


[SEAL]

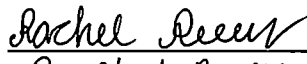


Witnessed by:

THE FAIRWAYS HOMEOWNERS
ASSOCIATION, INC.

By: 
Jim Heiden, President


Martha W. Powell
Witness Sign and Print Name


Rachel Reeves
Witness Sign and Print Name

STATE OF FLORIDA :
COUNTY OF BREVARD :

The foregoing instrument was executed before me this 19 day of December, 2017, by JIM HEIDEN, as President of The Fairways Homeowners Association, Inc., the corporation in whose name the foregoing instrument was executed, on behalf of the corporation, who is personally known to me.


Notary Public Signature

[SEAL]

