

Prepared by and return to:
Thomas R. Gurrán
Law office of John K. Renke III
7637 Little Rd.
New Port Richey, FL 34654

**CERTIFICATE OF AMENDMENT REGARDING
THE BY-LAWS OF MILLPOND ESTATES
SECTION SEVEN HOMEOWNER'S
ASSOCIATION, INC.**

I HEREBY CERTIFY that the following attached By-Laws of Millpond Estates Section Seven Homeowner's Association, Inc. was duly adopted, after unanimous approval of the Association's Board of Directors, in the manner required and by the vote required by the Articles of Incorporation of Millpond Estates Section Seven Homeowner's Association, Inc., on July 12, 2024 by a majority vote of the members in attendance either in person or by proxy at a duly noticed special meeting of the members called for that purpose, at which a quorum was obtained.

IN WITNESS WHEREOF, I, Monica Bunn, have signed this certificate this 26 day of July, 2024 at Pasco County, Florida.

Millpond Estates Section Seven Homeowner's Association, Inc.

By: [Signature]
Monica Bunn as President

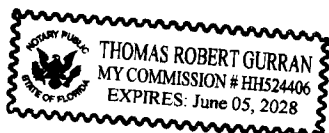
[Signature]
Witness (sign and print name)
JOHN K. RENKE III

[Signature]
Witness (sign and print name) THOMAS R. GURRAN


STATE OF FLORIDA
COUNTY OF PASCO

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 26th day of July, 2024 by Monica Bunn as President of Millpond Estates Section Seven Homeowner's Association, Inc., a Florida Corporation, on behalf of the corporation. Monica Bunn produced the following identification or is personally known to me: PERSONALLY KNOWN


[Signature]
Signature and printed name of Notary Public



ATTESTATION: I, Ghanshyam Patel, hereby attest that Monica Bunn, President of Millpond Estates Section Seven Homeowner's Association, Inc., has been duly authorized by the Association's Board of Directors to sign this Certificate of Amendment Regarding the By-Laws of Millpond Estates Section Seven Homeowner's Association, Inc.

By: 
Ghanshyam Patel as Secretary of Millpond Estates Section Seven Homeowner's Association, Inc.


Witness (sign and print name)
JOHN K. KEUKE III

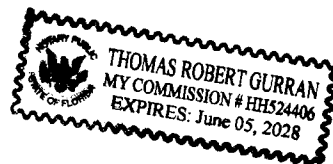

Witness (sign and print name)
Thomas R. Gurrin

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 25th day of July, 2024 by Ghanshyam Patel as Secretary of Millpond Estates Section Seven Homeowner's Association, Inc., a Florida Corporation, on behalf of the corporation. Ghanshyam Patel produced the following identification or is personally known to me:

personally known


Signature and printed name of Notary Public



BY-LAWS
OF
MILLPOND ESTATES SECTION SEVEN HOMEOWNER'S ASSOCIATION, INC.
A NOT-FOR PROFIT FLORIDA CORPORATION

ARTICLE I

NAME. The name of the corporation is MILLPOND ESTATES SECTION SEVEN HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation Not-For-Profit, hereinafter referred to as the "Association".

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to MILLPOND ESTATES SECTION SEVEN HOMEOWNER'S ASSOCIATION, INC., its successors and assigns.

Section 2. "Declaration" shall mean and refer to the Declaration of Covenants and Conditions Millpond Estates Section Seven as recorded in Official Records Book 3391 beginning at Page 0437, Public Records of Pasco County, Florida and all amendments thereto, and Subdivision Restrictions Covering Millpond Estates Section Seven, A Subdivision of Pasco County, Florida, According to the Plat Thereof as Recorded In Plat Book 32, at Pages 44 Through 46, Of The Public Records Of Pasco County, Florida as recorded in Official Records Book 3391 beginning at Page 0462 of the Public Records of Pasco County, Florida and all amendments thereto, including the following amendment: **Amendment to Subdivision Restrictions of Millpond Estates Section Seven** as recorded in O.R. Book 3411 at Page 1464 of the Public Records of Pasco County, Florida.

Section 3. "Lot" means any platted numbered plot of land within Millpond Estates Section Seven as per plat thereof recorded in Plat Book 32 at Pages 44 through 46 of the Public Records of Pasco County, Florida.

Section 4. "Member" shall mean and refer to the Owners of Lots in Millpond Estates Section Seven in Pasco County, Florida, excluding those having an interest merely as security for the performance of an obligation. A person who meets the qualifications to be "a member of the association" pursuant to Florida Statutes Section 617.0802(2) shall also be a Member of the Association.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is located in Millpond Estates Section Seven in Pasco County, Florida.

ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the Members shall be held as provided in the Articles of Incorporation at a time, date and location designated by the Board of Directors. Meetings of Members may be held at such place designated by the Board of Directors, within the State of Florida.

Section 2. Special Meetings. Special meetings of the Members may be called for a proper purpose 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-fourth (1/4) of all of the votes of the Association.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Association's Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 14 days before such meeting to each Member entitled to vote thereat, addressed to the Member's Designated Mailing Address. A Member's Designated Mailing Address is the Member's property address, unless the Member has sent written notice to the Association requesting that a different mailing address be used for all required notices. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting of the Members, the purpose of the meeting. The Association may provide notice by electronic transmission in a manner authorized by law for annual and special meetings of the Members; however, a Member must consent in writing to receiving notice by electronic transmission.

Section 4. Quorum. The presence at the meeting or representation by proxy of one-fifth (1/5) of the votes of the Association, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, then the Board of Directors or a majority of the Members present at the meeting shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented. Provided, however, that neither the Board of Directors nor the Members present at the meeting shall be required to adjourn the meeting to a later date.

Section 5. Proxies. At all meetings of Members, each Member may vote either in person or by proxy. All proxies shall be in writing and filed with the Association's Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his or her Lot.

Section 6. Vote Required. At every meeting of the Members, the owner or owners of each Lot, either in person or by proxy, shall have the right to cast one vote, per Lot. The vote of the majority of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Declaration, the Articles of Incorporation, or of these By-Laws, a different vote is required, in which case such express provisions shall govern and control.

Section 7. Order of Business. The order of business at all annual or special meetings of the Members shall be as follows, except as may be deemed necessary by the presiding officer:

- A. Establish a quorum
- B. Proof of notice of meeting
- C. Reading of minutes of previous meeting of the Members
- D. Reports of officers
- E. Reports of committees
- F. Election of directors (if an election is to be held)
- G. Unfinished business
- H. New business
- I. Adjournment

ARTICLE IV
BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors composed of three persons who shall be Members of the Association. The number of Directorships on the Board of Directors may be increased to as much as five in size by a unanimous vote of the Board of Directors at least sixty (60) days in advance of the annual Members meeting and shall take effect at the annual Members meeting. Thereafter, the number of Directorships on the Board of Directors may be decreased to as few as three in size by a four-fifths (4/5th) vote of the Board of Directors at least sixty (60) days in advance of the annual Members meeting and shall take effect at the annual Members meeting.

Section 2. Removal. A director may be removed from the Board only as authorized by the Florida Statutes.

Section 3. Term. At the next election of directors after the effective date of these Bylaws, the two candidates receiving the most votes shall each be elected to a two-year term and the candidate receiving the third highest number of votes shall be elected to a one-year term, and after that election all directors shall be elected to two-year terms. There shall be no limit regarding the number of terms that a person may serve.

Section 4. Compensation. No director shall receive compensation for any service he or she may render to the Association as a director. However, any director may be reimbursed for his or her actual expenses incurred in the performance of his or her duties, subject to the approval of the Board of Directors.

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Each Member is entitled to nominate himself or herself to serve on the Board of Directors. Such nominations shall be made in writing and submitted to the Association's Secretary no more than 35 days before and no less than 21 days before the meeting where the election is scheduled to be held. Nominations shall not be allowed at the meeting where the election is scheduled to be held. An election is not required unless more candidates are nominated than vacancies exist.

Section 2. Election. Election to the Board of Directors shall be at the annual Members meeting, or at such time, date and location as may be designated by the Board of Directors. At each election the Members may cast, in respect to each vacancy, one vote. Members who are not in attendance at a meeting of the Members for the election of directors shall vote by proxy, which must be submitted to the Association's Secretary prior to the start of the annual Members meeting. If more than one ballot is submitted for a Lot, the ballots for that Lot shall be disqualified. Any vote by ballot received after the closing of the balloting may not be considered. The persons receiving the largest number of votes shall be elected. Election to the Board of Directors shall be by a plurality of votes cast.

ARTICLE VI
MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board. Notices of all Board meetings must specifically identify agenda items for the meetings and must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the community, notice of each Board meeting must be mailed or delivered to each Member at least 7 days before the meeting, except in an emergency.

The Association may provide notice of a meeting to Members by electronic transmission in a manner authorized by law for meetings of the Board of Directors and committee meetings requiring notice; however, a Member must consent in writing to receiving notice by electronic transmission.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two members of the Board of Directors, after not less than three (3) days' notice to each director as well as the notice to Members required herein above.

Section 3. Quorum of the Board. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a Board meeting shall be regarded as the act of the Board.

ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- A. adopt and publish rules and regulations governing the use of the Common Area and Facilities and the personal conduct of the members and their guests thereon;
- B. exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;
- C. employ a Licensed Community Association Manager, management company, independent contractors and/or such employees as the Board deems necessary and to prescribe the duties to be undertaken and the compensation therefor, and authorize the purchase of necessary supplies and equipment and to enter into contracts with regard to the foregoing items or services;
- D. accept such other functions or duties with respect to the property in Millpond Estates Section Seven, including Architectural Control, as are determined from time to time to be proper by the majority of the Board of Directors;
- E. suspend the voting rights of a Lot or Member for the nonpayment of any fee, fine, or other monetary obligation due to the Association that is more than 90 days delinquent. A voting interest or consent right allocated to a Lot or Member which has been suspended by the Association shall be subtracted from the total number of voting interests in the Association, which shall be reduced by the number of suspended voting interests when calculating the total percentage or number of all voting interests available to take or approve any action, and the suspended voting interests shall not be considered for any purpose, including, but not limited to, the percentage or number of voting interests necessary to constitute a quorum, the percentage or number of voting interests required to conduct an election, or the percentage or number of voting interests required to approve an action under Chapter 720, Florida Statutes, or pursuant to the Millpond Seven governing documents. Such a suspension of voting rights must be approved at a properly noticed Board meeting. This item of business must have been included on the published agenda for the Board meeting. Upon approval of the suspension, the Board must send written notice of the suspension to the Lot Owner by mail or hand delivery to the Lot Owner's Designated Mailing Address or e-mail address that appears in the Association's official records.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- A. cause to be kept a complete record of corporate affairs;
- B. supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

- C. as more fully provided in the Declaration, to:
1. fix the amount of the annual assessment and fees against the Owners of each Lot;
 2. send written notice of each assessment to every Owner subject thereto; and
 3. foreclose the lien against any property for which assessments are not paid or to bring an action at law against the Owner personally obligated to pay the same, at the election of the Board of Directors;
- D. issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board or its agent for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- E. to procure and maintain adequate Directors and Officers, Errors and Omissions insurance and general liability insurance on property owned by the Association, and such other insurance which in the opinion of a majority of the directors may be necessary or desirable for the Association. The policies and limits shall be reviewed at least annually and increased and decreased at the discretion of the majority of the members of the Board of Directors;
- F. to cause the Common Areas to be maintained;
- G. to fix and determine the amount of special assessments as set forth in the Declaration described herein above, to send written notice of each special assessment to every Owner subject thereto at least fifteen (15) days in advance of the due date thereof, and to collect or cause to be collected such sum or sums as are deemed to be due by virtue of said special assessment; and
- H. maintain insurance or a fidelity bond for all persons who control or disburse funds of the Association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the Association or its management agent at any one time. As used in this subsection, the term "persons who control or disburse funds of the association" includes, but is not limited to, persons authorized to sign checks on behalf of the Association, and the president, secretary, and treasurer of the Association. The Association shall bear the cost of any insurance or bond. If annually approved by a majority of the voting interests present at a properly called meeting of the Association, an Association may waive the requirement of obtaining an insurance policy or fidelity bond for all persons who control or disburse funds of the Association.

ARTICLE VIII
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President, Vice-President, a Secretary, and a Treasurer, who shall at all times be members of the Board of Directors and Members of the Association.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the new Board of Directors following the commencement of the new terms of directors elected at the most recent election of directors.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each officer shall hold his or her office for one (1) year unless he or she shall sooner resign, or shall be removed, or is otherwise disqualified to serve. Officers may be re-elected to the same office to an unlimited number of additional terms in that office.

Section 4. Committees. The Board shall appoint such standing committees as are required under the Declaration, the Articles or these By-Laws, as well as such other committees as are necessary or desirable from time to time, which committees shall exist for such periods of time, have such authority, and perform such duties as the Board may, from time to time, determine, in its discretion.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by a majority of the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of the Board's receipt of such notice or at any later time specified in the notice, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces subject, however, to Section 3 of this Article.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. The offices of Secretary and Vice-President may be held by the same person. The offices of Treasurer and Vice-President may be held by the same person.

Section 8. Duties. The duties of the officers are as follows:

President

- A. The President shall preside at all meetings of the Membership and the Board of Directors or shall designate anyone else to preside at his or her discretion. The President shall see that orders and resolutions of the Board are carried out. The President shall sign all leases, mortgages, deeds and other written instruments. The President may co-sign all checks and promissory notes.

Vice-President

- B. The Vice-President shall act in the place and stead of the President in the event of the President's absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.

Secretary

- C. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members. The Secretary shall keep the corporate seal of the Association. The Secretary shall serve notice of meetings of the Board and of the Members. The Secretary shall keep appropriate current records showing the Members of the Association together with their addresses, and the Secretary shall perform such other duties as required by the Board.

Treasurer

- D. The Treasurer shall cause to be received and deposited in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors. The Treasurer may sign all checks and promissory notes of the Association. The Treasurer shall keep proper books of account. The Treasurer shall prepare an annual budget and a report of cash receipts and expenditures and cause a copy of same to be delivered to each Member or cause written notice to be delivered to each Member that a copy of the budget and a copy of the report of cash receipts and expenditures is available upon request to each Member at no charge to the Member.
- E. In discharging their duties, directors and officers may rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by one or more officers or employees of the Association whom the director reasonably believes to be reliable and competent in the matters presented, as well as legal counsel, public accountants, licensed property managers, or other professional persons as to matters the director reasonably believes are within the persons' professional or expert competence.

ARTICLE IX
INDEMNIFICATION

Each Director and Officer of the Association now or subsequently serving as such, shall be indemnified by the Association against claims and liabilities to which he or she may become subject by reason of serving or having served as such Director or Officer, or by reason of his or her action alleged to have been taken, omitted, or neglected by him or her in connection with any such claim or liability, provided, however that no such person shall be indemnified against, or be reimbursed for any expense incurred in connection with, any claim or liability arising out of his or her willful misconduct, breach of his or her duties, negligence, intentional tort or such other circumstance which would preclude indemnification by law.

Provided, however, that all settlements of claims against an Officer or Director must be approved by the Association's Board of Directors as being in the best interest of the Association; and, in the event of a settlement, indemnification shall be provided only in connection with matters covered by the settlement, and then only if the Board of Directors determines that the Director or Officer did not engage in willful misconduct, did not commit an act that is an intentional tort, did not breach of his or her duties, and did not act negligently. No Officer or Director of the Association is entitled to indemnification from the Association for amounts for which the Officer or Director has become liable pursuant to a settlement agreement if the Association's Board of Directors has not approved said settlement Agreement in writing pursuant to the Board's approval of the settlement agreement at a duly noticed meeting of the Association's Board of Directors.

Provided, however, that neither a Director nor an Officer is entitled to any indemnification for his or her attorney fees, court costs, or expenses incurred in an unsuccessful attempt to overturn his or her recall from the Board of Directors. Provided further that neither a Director nor an Officer is entitled to any indemnification for his or her attorney fees, court costs, or expenses incurred in prosecuting a cause of action against the Association or defending against a cause of action brought by the Association where it is determined by a Court or arbitrator that the Association is the prevailing party regarding that cause of action.

The amount recoverable by any Officer or Director by way of indemnification shall not exceed his or her actual, reasonable, and necessary expenses incurred in connection with the matter involved.

The right to indemnification for the above shall not be exclusive of any rights to which any Officer or Director of the Association may otherwise be entitled by law.

ARTICLE X ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within ten (10) days after the due date, the assessment shall bear interest from the due date at the rate of fourteen percent (14%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property. The Owner shall be liable for late fees, interest, costs, and attorney's fees in addition to the amount of such assessments and all of these amounts shall be secured by the Association's continuing lien. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot.

ARTICLE XI
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: MILLPOND ESTATES SECTION SEVEN HOMEOWNER'S ASSOCIATION, INC.

ARTICLE XII
AMENDMENTS

Section 1. These By-Laws may be amended in the manner specified in the Association's Articles of Incorporation.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIII
MISCELLANEOUS

Section 1. Fiscal Year. The fiscal year of the Association shall begin on the First day of January and end on the 31st day of December of each year.

IN WITNESS WHEREOF, the President and the Secretary of Millpond Estates Section Seven Homeowner's Association, Inc. have executed the foregoing By-Laws of Millpond Estates Section Seven Homeowner's Association, Inc. after these By-Laws were unanimously approved by the Association's Board of Directors and after these By-Laws were duly adopted, in the manner required and by the vote required, on July 12th, 2024 by the affirmative vote of a majority of the Association's voting interests (as defined in Florida Statutes Section 720.301) at a duly noticed meeting of the Members of the Association called for the noticed purpose of voting on the approval of these By-Laws.

Millpond Estates Section Seven Homeowner's
Association, Inc.

By:



Monica Bunn as President and Director of
Millpond Estates Section Seven Homeowner's
Association, Inc.

[Signature]
Witness (sign and print name)

RICHARD BREMER
Witness (sign and print name)

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 12th day of July, 2024 by Monica Bunn as President of Millpond Estates Section Seven Homeowner's Association, Inc., a Florida Corporation, on behalf of the corporation. Monica Bunn produced the following identification or is personally known to me: Drivers License

LUKAS ROE
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 422733
MY COMMISSION EXPIRES JUL. 18, 2027

Lukas Roe Lukas Roe
Signature and printed name of Notary Public

ATTESTATION: I, Ghanshyam Patel, hereby attest that Monica Bunn, President of Millpond Estates Section Seven Homeowner's Association, Inc., has been duly authorized by the Association's Board of Directors to sign these By-Laws of Millpond Estates Section Seven Homeowner's Association, Inc.

By: [Signature]

Ghanshyam Patel as Secretary of Millpond Estates Section Seven Homeowner's Association, Inc.

[Signature]
Witness (sign and print name)

RICHARD BREMER
Witness (sign and print name)

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 12th day of July, 2024 by Ghanshyam Patel as Secretary of Millpond Estates Section Seven Homeowner's Association, Inc., a Florida Corporation, on behalf of the corporation. Ghanshyam Patel produced the following identification or is personally known to me: Drivers License

LUKAS ROE
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 422733
MY COMMISSION EXPIRES JUL. 18, 2027

Lukas Roe Lukas Roe
Signature and printed name of Notary Public