

THIS DOCUMENT PREPARED BY
AND RETURN TO:
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the space above this line is reserved for recording purposes

**NOTICE OF RECORDING
FOURTH AMENDMENT TO AMENDED AND RESTATED BYLAWS OF
THE OAKBRIDGE HOMEOWNERS ASSOCIATION, INC.,
A CORPORATION NOT-FOR-PROFIT**

KNOW ALL MEN BY THESE PRESENTS:

THE OAKBRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter the "Association"), pursuant to Florida law and the Association's governing documents hereby gives notice of recording in the Official Records of St. Johns County, Florida, the Fourth Amendment to the Amended and Restated Bylaws of The Oakbridge Homeowners Association, Inc. (hereinafter referred to as the "Bylaws"). A copy of said amendment is attached to this notice as Exhibit A.

This amendment has been properly approved as required by Florida law and the Association's governing documents.

The Association is a not-for-profit corporation created pursuant to Chapter 617, Florida Statutes and a homeowner's association subject to Chapter 720, Florida Statutes. All other terms and conditions of the Amended and Restated Bylaws shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused this notice to be executed in its name, this
21 day of November, 2024.

Signed, sealed and delivered
in the presence of:

The Oakbridge Homeowners Association, Inc.
Association, Inc.

(Sign - Witness 1)

(Print - Witness 1)

(Address - Witness 1)

(Address - Witness 1)

By:

Michael Dambeck, President

Jamie Plee

(Sign - Witness 2)

Jamie Plee

(Print - Witness 2)

4200 March Landing Blvd. Ste 200, PAX Bch FL 32250

(Address - Witness 2)

(Address - Witness 2)

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of November, 2024, by Michael Dambeck as President of The Oakbridge Homeowners Association, Inc. He/she ☐ is personally known to me or ☒ has produced Florida Drivers License as identification.



PEGGY M. PARIS
Commission # HH 317592
Expires October 17, 2026

(Seal)

Peggy M. Paris
Signature of Notary

Peggy M. Paris
Print

FOURTH AMENDED AND RESTATED BYLAWS
OF OAKBRIDGE HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

DEFINITIONS

All terms used herein which are defined in the Amended and Restated Declaration of covenants for the Oakbridge Homeowners Association Inc., at Sawgrass (the "Declaration") or Innlet Beach Unit One and Unit Five Covenants and Innlet Beach Units Two, Three and Four, Innlet Beach Unit Seven and Innlet Beach Unit Eight (the "Covenants") recorded or to be recorded in the public records of St. Johns county, Florida, shall be used herein with the same meanings as therein defined; provided however, the term Property shall have the same meaning as defined in the Amended and Restated Articles of Incorporation of this Association (the "Articles of Incorporation").

ARTICLE II

LOCATION OF PRINCIPAL OFFICE

The principal office of the Association shall be located at the address of the current property manager's office or at such other place as may be established by resolution of the Board of Directors of the Association.

ARTICLE III

VOTING RIGHTS AND ASSESSMENTS

1. The voting rights of the Class A membership of the Association shall be as set forth in the Articles of Incorporation of the Association.
2. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the rate set forth in the Declaration and Covenants and shall result in the suspension of voting privileges during the period of such nonpayment.

ARTICLE IV

BOARD OF DIRECTORS

1. A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board of Directors.

2. Any vacancy occurring on the Board of Directors because of death, resignation or other termination of services of any Director, shall be filled upon qualified confirmation by appointment by the Board of Directors even if the remaining Directors constitute less than a quorum. A Director appointed to fill a vacancy shall be appointed to fill the unexpired term of his or her predecessor in office and until a successor shall have been elected and/or appointed and qualified.

3. No person shall be permitted to serve more than two (2) consecutive terms as a Director.

4. No member of the Board of Directors shall directly receive any salary from the Association for the performance of their duties and may not in any other way benefit financially from service to the Association.

ARTICLE V

ELECTION OF DIRECTORS

1. At least twenty percent (20%) of the eligible Members must cast ballots in the election of the Board of Directors in order for the election to be considered valid. The members of the Board of Directors shall be elected at-large by plurality vote as follows:

The candidate receiving the most votes shall be deemed elected. Thereafter, the then eligible candidate with the next highest number of votes shall be deemed elected. The remaining vacancies shall be filled in like manner after first determining which of the remaining eligible candidates has the most votes.

There shall be seven (7) Directors and each Director elected shall serve a three (3) year term.

Directors shall be elected and shall serve for a three (3) year term. Any Director who serves during a three (3) year term, whether by election or appointment, and regardless of the period of service if less than the complete term, shall be ineligible to run for office or to serve by appointment for a period of twenty-four (24) months commencing on the expiration of the three (3) year term to which such Director was elected or appointed. The same restriction applicable to the Director so elected or appointed shall also apply to any spouse or co-owner with the Director of a Lot or of an entity owning a Lot. Notwithstanding the term limit, there are no restrictions on service in the event that there are vacancies on the Board of Directors and there are no candidates seeking election or appointment other than Directors who otherwise be ineligible to serve pursuant to these provisions.

The composition of the Board of Directors shall transition from the previously defined nine (9) Directors to the current seven (7) Directors as follows:

(a) For the 2022 election, the three (3) Directors completing their three (3) year term at the end of 2021 will come off the Board and two (2) new Directors will be elected as defined therein. The Board shall be comprised of eight (8) Directors for 2022.

(b) For the 2023 election, the three (3) Directors completing their three (3) year term at the end of 2022 will come off the Board and two (2) new Directors will be elected as defined therein. The Board shall be comprised of seven (7) Directors for 2023 and all subsequent years.

All subsequent election years will follow the three (3) year election cycle pattern defined below.

(c) The three (3) Directors completing their three (3) year term will come off the Board and three (3) new Directors will be elected as defined therein.

(d) The two (2) Directors completing their three (3) year term will come off the Board and two (2) new Directors will be elected as defined therein.

(e) The two (2) Directors completing their three (3) year term will come off the Board and two (2) new Directors will be elected as defined therein.

If any portion of a term is served, the Director is ineligible to run for election until after the three (3) year term the Director was elected or appointed to serve for, even if less than a full three (3) year term was served.

A Director may be recalled, with or without cause, by the Class A Members at a duly called meeting in the manner provided by Section 720.303(10) of the Florida Statutes, as the same may be amended from time to time.

2. The Secretary, or his/her designee, shall send a notice to the Members regarding the date, time and location of the Annual Meeting within forty-five (45) days of the meeting. With the notice shall be a call for election of candidates to the Board of Directors and an application for interested Members to place their name in candidacy. Only Members in good standing, as defined in Section 720.306(9)(b) of the Florida Statutes, may apply for Board candidacy.

3. Interested candidates must submit their applications to the Association's principal address within fourteen (14) days of the receipt of the application. No further nominations will be accepted after this deadline. The Secretary, or his or her delegee, shall, within seven (7) days, verify the qualifications of the applicants prior to placement on the ballot.

4. If the number of qualified candidates is either equal to or less than the number of vacancies that exist, then no election is needed and the candidates are duly appointed to the Board of Directors.

If an election is needed, the Secretary, or his or her delegee, shall prepare a ballot within seven (7) days of the receipt of the applications. These written ballots shall list the number of vacancies to be filled and contain the names of all qualified Members who self-nominated. Such ballots shall be prepared and mailed with an inner envelope and a self-addressed, stamped return envelope to all Members at least fourteen (14) days prior to the Annual Meeting. Upon receipt of such ballots Members may, in respect to each vacancy, cast as many votes for the candidates as they are entitled to exercise under the provisions of the Articles of Incorporation and these Bylaws.

5. The completed ballots shall be returned to the Secretary, or his or her delegee, at the Association's principal office at least seven (7) days prior to the annual meeting. Any vote by ballot received after the closing of balloting may not be considered.

6. The election of Board of Directors shall be by secret ballot. Completed ballots must be placed in an inner envelope with no identifying markings and mailed or delivered to the Association in an outer envelope bearing identifying information reflecting the name of the Member, the lot or parcel for which the vote is being cast, and the signature of the lot or parcel owner casting that ballot. If the eligibility of the Member to vote is confirmed and no other ballot has been submitted for that lot or parcel, then the outer envelope bearing the identification information and containing the inner envelope shall be placed in a secure location until the date set for counting of all collected ballots. No inner envelope may contain more than one ballot.

7. On the date set for counting the ballots, the Secretary, or his or her delegee, shall turn over the ballots to a committee consisting of three (3) Members appointed by the Board of Directors. These Members shall not be members of the Board of Directors or candidates on the ballot. The committee shall count the ballots and report the outcome of the election to the Board of Directors.

8. Candidates shall be elected as defined in Article V therein. In the event of a tie vote, a runoff election will be held between only those candidates who are tied for an open seat. Nominations will not be reopened. The runoff will be noticed no more than seven (7) days after the election and must be held within thirty (30) days of the original election. The notice must include a ballot conforming to the regular election ballot and include copies of the candidate applications previously submitted. If a runoff election results in a tie, the candidate will be selected with a coin toss.

9. The members of the Board of Directors elected or appointed in accordance with the procedures set forth in this Article shall be deemed elected or appointed as of the date of the annual organizational meeting of the Board of Directors, which shall be held as soon as reasonably practical following the annual meeting of the Members.

10. The Association may conduct elections and other membership votes through an Internet-based online voting system as set forth in Section 720.317 of the Florida Statutes by appropriate resolution of the Board of Directors.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

1. The Board of Directors shall have power:
 - (a) To call meetings of the Members and the Directors and to give notice thereof as required by these bylaws and by law.
 - (b) To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these Bylaws shall be construed to prohibit the employment of any Member, officer or Director of the Association in any capacity whatsoever.
 - (c) To establish, levy and assess, and collect the assessments necessary to operate the Association and carry on its activities, and to create such reserves for expenditures as may be deemed appropriate by the Board of Directors or as required by law.
 - (d) To adopt and publish rules and regulations governing the use of the Common Area or any parcels thereof and the personal conduct of the Members and their guests thereon, including reasonable admission charges if deemed appropriate.
 - (e) To authorize or cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.
 - (f) To exercise for the Association all powers, duties and authority vested in or delegated to this Association, except those reserved to Members in the Declaration or the Articles of Incorporation of the Association.
2. It shall be the duty of the Board of Directors
 - (a) To cause to be kept a complete record of all its acts and corporate affairs.
 - (b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed
 - (c) With reference to assessments of the Association:

- (i) To fix the amount of the assessment against each Member for each assessment period at least thirty (30) days in advance of such date or period;
- (ii) To prepare a roster of the Members and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member, and:
- (iii) To send written notice of each assessment to every Member subject thereto.

(d) To issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth all assessments and other money owed to the Association by a Member or with respect to any Lot or other parcel owned by a Member. The Board of Directors shall have the right to impose and modify from time to time, reasonable fees for the issuance of such certificates in the manner prescribed by law.

ARTICLE VII

DIRECTORS AND MEETINGS

1. Regular meetings of the Board of Directors shall be held at such time and place as provided by law or by appropriate resolution of the Board of Directors.

2. Special meetings of the Board of Directors shall be held when called by a majority of the Board of Directors after not less than three (3) days notice to each Director.

3. Notice of regular meetings of the Board of Directors and committees that are required by law to provide notice, shall be posted on the Association's reader board without agendas. Such notices with the applicable agendas shall be posted on the Association's website and electronic mail notices with a link to the website containing the notices and applicable agendas shall be provided to those members who have authorized receipt of notice by electronic mail.

4. The transaction of any business at any meeting of the Board of Directors however called and noticed, or whenever held, shall be as valid as though made at a meeting duly held after regular call and notice that a quorum is present and, if either before or after the meeting, each of the Directors not present signs a written waiver of notice, or consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

5. At the first Board meeting, excluding the organizational meeting, which follows the annual meeting of the Members, the Board of Directors shall consider the desirability of filing notices to preserve the Covenants affecting the Association from extinguishment under the Marketable Record Title Act (Florida Statute chapter 712), and to authorize and direct the appropriate officer to file notice in accordance with Florida Statute 720.3032.

ARTICLE VIII

OFFICERS

1. The officers shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board of Directors may from time to time by resolution create. Each officer shall be a member of the Board of Directors and shall be elected by the Directors at the annual organizational meeting of the Board of Directors. Any two or more offices may be held by the same person except the offices of President and Secretary. A Director may be nominated for election as an officer by any other Director.

2. Each officer is elected to serve a term of one (1) year.

3. New officers may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his or her successor shall have been duly elected or appointed and qualified.

4. A vacancy in any office because of death, resignation, or other termination of service, may be filled by the Board of Directors for the unexpired portion of the term.

5. All officers shall hold office at the pleasure of the Board of Directors; except that if an officer is removed by the Board, such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

6. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out and sign all notes, checks, leases, mortgages, deeds and all other written instruments.

7. The Vice President, or the Vice President so designated by the Board of Directors if there is more than one Vice President, shall perform all the duties of the President in his or her absence. The Vice President(s) shall perform such other acts and duties as may be assigned by the Board of Directors.

8. The Secretary shall be ex officio the Secretary of the Board of Directors. The Secretary, or his or her delegee, shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He shall sign all certificates of membership. He shall keep the records of the Association. He shall record in a book kept for that purpose all the names of the Members of the Association together with their addresses as registered by such Member.

9. The Treasurer, or his or her delegee, shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be

necessary for disbursement made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer may, but need not, be a required signatory on checks and notes of the Association.

10. The Treasurer, or his or her delegee, shall keep proper books of account and cause an annual budget and an annual balance sheet statement to be prepared at the completion of each fiscal year and the budget and balance sheet statement shall be open for inspection upon reasonable request of a Member.

ARTICLE IX COMMITTEES

1. The Standing Committees of the Association shall be

- The Executive Committee
- The Landscape Committee
- The Operations, Maintenance and Waterways Committee
- The Architectural Review Board (the "ARB")
- The Finance Committee
- The Communications Committee
- The Covenant Violation Hearing Committee (the "CVHC")
- The Contract Review Committee
- The Community Liaison Committee

Unless otherwise provided herein, each committee shall consist of a Chairman and two or more Members and shall include a member of the Board of Directors and shall be appointed by the Board of Directors within thirty (30) days after each annual meeting of the Board of Directors, to serve until the succeeding committee members have been appointed. The Board of Directors may appoint such other committees as it deems desirable.

2. The Architectural Review Board shall be appointed by the Board of Directors and shall have the duties and functions described in the Declaration. The ARB shall consist of three (3) Members who need not be members of the Board. The ARB shall have the following powers and duties:

- (a) To approve or disapprove applications for exterior modifications of any kind located or to be located upon the Property as provided in the Declaration.

- (b) Any party aggrieved by a decision of the Committee shall have the right to make a written request to the Board of Directors of the Association, within thirty (30) days of such decision, for a review thereof

3. The ARB meetings shall be conducted in accordance with Section 720.303 of the Florida Statutes, and the ARB shall have such authority as is set forth in the Florida Statutes and in the Declaration of Covenants.

4. The Covenant Violation Hearing Committee shall be comprised and shall have such authority as is set forth in Section 720.305 of the Florida Statutes and in the Declaration of Covenants.

5. It shall be the duty of each committee to receive concerns from Members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such concerns as it deems appropriate or refer them to such other committee, Director or officer of the Association which is further concerned with the matter presented.

ARTICLE X

MEETINGS OF MEMBERS

1. The regular annual meeting of the Members shall be held during the month of December or January of each year, and at such date and at such time as designated by the Board of Directors. The place of the annual meeting shall be determined by the Board of Directors. If the day for the annual meeting shall fall upon a holiday, the meeting will be held at the same hour on the first day following which is not a holiday.

2. Special meetings of the Members for any purpose may be called at any time by a majority of the Board of Directors or upon written request of the Members who have a right to vote one fourth of all the votes of the entire membership.

3. Notice of a special meeting or the annual meeting may be given to Members either personally or by sending a copy of the notice through the mail postage thereon fully prepaid to the address appearing on the books of the corporation. Each Member shall register his or her address with the Secretary, or his or her delegee, and notices of such meetings shall be mailed to each Member at such address. Notice of any special meeting shall be mailed at least six (6) days in advance of the meeting and shall set forth in general the nature of the business to be transacted unless otherwise provided in these Bylaws, the Articles or the Declaration.

4. The presence at any meeting of Members in person or by proxy entitled to cast twenty percent (20%) of the votes shall constitute a quorum for any action governed by these Bylaws, the Declaration or the Articles of Incorporation.

5. At all corporate meetings of Members, each Member may vote in person or by limited proxy if permitted by law. All proxies shall be in writing and filed with the Secretary, or his or her delegee.

Proxies shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. No proxies shall extend beyond a period of ninety (90) days and every proxy shall automatically cease upon sale by the Member of his or her interest in the Property.

ARTICLE XI

BOOKS AND PAPERS

The official books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member at the principal office of the Association, where copies may be purchased at a reasonable cost. The Association may adopt reasonable written rules governing the frequency, time, location, notice, records to be inspected and manner of inspections.

All outgoing officers, directors or committee members must relinquish all official documents, records, and any materials and property of the Association in his or her possession or under his or her control to the newly elected members within fourteen (14) days after the election or appointment.

ARTICLE XII

FISCAL YEAR

The fiscal year of the Association shall be the calendar year.

ARTICLE XIII

AMENDMENTS

These Bylaws may be amended in the manner provided in the Articles of Incorporation.

ARTICLE XIV

CHAPTER 720, FLORIDA STATUTES

To the extent of any conflict or ambiguity between the provisions of these Bylaws and the provisions of Chapter 720, Florida Statutes, as the same may be amended from time to time, the provisions of Chapter 720, Florida Statutes, shall control.