



GRANT MALOY, SEMINOLE COUNTY
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This instrument was prepared by:
 C. John Christensen, Esquire
 South Milhausen, P.A.
 1000 Legion Place, Suite 1200
 Orlando, Florida 32801

CERTIFICATE OF AMENDMENT

TO

BY-LAWS
 OF

ESCONDIDO COMMUNITY ASSOCIATION, INC.

THE UNDERSIGNED Officers of the ESCONDIDO COMMUNITY ASSOCIATION, INC., the not for-profit Florida corporation organized and existing to operate and maintain ESCONDIDO, a Condominium, Section I, ESCONDIDO, a Condominium, Section II, ESCONDIDO, a Condominium, Section III, ESCONDIDO, a Condominium, Section IV, ESCONDIDO, a Condominium, Section V, ESCONDIDO, a Condominium, Section VI, ESCONDIDO, a Condominium, Section VII, and ESCONDIDO, a Condominium, Section VIII, according to amendments merging the Associations of these Condominiums into the Escondido Community Association, as recorded in O.R. Book 2767, Page 1812, et. seq., and according to the Declaration of Covenants and Restrictions of ESCONDIDO, as recorded in O.R. Book 1259, Page 0791, et. seq., as amended, both of the Public Records of Seminole County, Florida, hereby certify and confirm that the following amendments to the Bylaws were approved by not less than two-thirds (2/3rds) of the Board of Directors at a Board meeting held March 23, 2017. The undersigned certify that the amendments were proposed and adopted in accordance with the condominium and community documentation, and applicable law.

*Additions indicated by underlining
 Deletions indicated by ~~striking-through~~ (—)*

ARTICLE I
 NAME & OFFICES

Section 1 - Name: The name of the corporation is ESCONDIDO COMMUNITY ASSOCIATION, INC., hereinafter referred to as the "Association". The corporate seal shall have the name of the corporation between to concentric circles, the year of the incorporation, and the words "corporation not for profit".

Section 2 - Principal Office: The principal office of the Association shall be Escondido Clubhouse, Altamonte Springs, Florida 32701.

Section 3 - Additional Offices: The Association may also maintain an office or offices at such place or places within the State of Florida as the Board of Directors may from time to time designate, as the business of the Association may require.

Section 4 - Registered Agent for Service of Process: The Board of Directors of the Association shall designate a Registered Agent for Service of Process who may be an individual or corporation. The Registered Agent thus designated shall serve until a successor is selected by the Board of Directors. The Registered Agent's office shall ~~be maintain an office at~~ the registered office of the Association. The Association, through its Registered Agent, shall keep the Secretary of State of the State of Florida informed as to subsequent changes in the registered office of the Association.

CERTIFIED COPY - GRANT MALOY
 CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER
 SEMINOLE COUNTY, FLORIDA



BY Grant Maloy DEPUTY CLERK

MAY 11 2017

ARTICLE II
ORGANIZATION & OBJECTS

Section 1 - Organization: The Association has been organized as a corporation not for profit under Chapter 617 of the Florida Statutes and does not contemplate pecuniary gain or profit to its members, officers or directors, and the Association is therefore prohibited from making distributions of its income to its members, officers and directors, either directly or indirectly.

Section 2 - Objects: The Association has been organized in accordance with and for the purposes stated in the Declarations of Covenants and Restrictions of ESCONDIDO as said Declaration has been or will be recorded in the Public Records of Seminole County, Florida, and any amendments thereto and for such additional purposes as set forth in its Articles of Incorporation.

ARTICLE III
MEMBERSHIP AND VOTING

Section 1 - Membership: The members of the Association shall consist of every person or entity having of public record in Seminole County, Florida, a vested ownership interest in a unit within "ESCONDIDO", as that term is defined by the Declaration of Covenants and Restrictions of ESCONDIDO (hereinafter, "Declaration").

Section 2 - Changes in Membership: Changes in membership in the Association shall be established by recording in the Public Records of Seminole County, Florida, a Deed or other instrument establishing a recorded ownership interest in a residential living unit in ESCONDIDO (hereinafter, "unit") and delivering to the Association a certified copy of such instrument. Once the owner or owners designated by such instrument have been approved by the Association as provided in the Declaration, these owners shall thereupon become members of the Association and the membership of the prior owner of such unit shall be simultaneously terminated. ~~Any request to the Association for transfer of ownership or lease or mortgage of a unit shall be accompanied with a non-refundable fee to cover the costs incurred by the Association for investigation and change of records in an amount set by the Board of Directors. The Board of the Directors may, at their discretion, require an initiation fee for all new members who become members other than by purchase of a unit from the "Developer" as that term is defined in the Declaration. The proceeds from such initiation fee shall be used for the specific purpose of capital improvements to the "ECA Property" as that term is defined in the Declaration.~~

Section 3 - Voting: Each member of the Association shall be entitled to one (1) vote for each unit owned; provided, however, that when more than one (1) person owns an interest in a unit, all of such persons together shall be entitled to no more than one (1), vote with respect to each unit owned by them, and such vote shall be exercised as they among themselves determine; provided further, however, that such persons or an owners which is not a natural person shall designate in writing executed by all owners one (1) natural person who shall be authorized to exercise the vote to which such persons are entitled; and failure to have on file or filed with the Secretary of the Association prior to a vote of the membership will result in depriving such owners of a single unit of such a vote. Such designation shall be valid until revoked by one or more of the owners or until superseded with a subsequent designation or until there is a change in ownership of the unit concerned.

~~Notwithstanding anything herein to the contrary, with respect to the election of Directors of the Association, the following shall apply:~~

- ~~1. The Developer shall have the right to elect all directors of the Association until such time as unit owners other than the Developer own fifteen percent (15%) of the units which will ultimately comprise ESCONDIDO, whereupon unit owners other than the Developer shall be entitled to elect not less than one third (1/3) of the members of the Board of Directors of the Association.~~
- ~~2. The Developer shall continue to have the right to elect the remaining Directors of the Association not elected by the members other than the Developer until such time as one (1) year after sales have been closed by the Developer of ninety percent (90%) of the units which will comprise ESCONDIDO, or three (3) months after all units which~~

~~will ultimately comprise ESCONDIDO have been completed and some of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business, whichever shall occur first.~~

- ~~3. The Developer shall be entitled to elect not less than one (1) Director of the Association as long as the Developer holds for sale in the ordinary course of business any units located in ESCONDIDO.~~
- ~~4. At any time, Developer shall have the right to deliver to the Secretary of the ECA a relinquishment of its voting rights as Developer, but not as a unit owner, whereupon the total number of votes in the Association shall be the total number of units located within ESCONDIDO; provided, however, in the event that the Developer does not relinquish said voting rights in the Association on or before December 31, 2005, said voting rights shall be deemed to have been extinguished whereupon the total number of votes in the ECA shall be the number of units located within ESCONDIDO.~~

Section 4 - Delinquency: No member who is delinquent in the payment of any assessment more than thirty (30) days from the day upon which it first became due and payable may vote at any meeting in person or by proxy, nor be nominated or elected as an officer or Director of the Association.

ARTICLE IV MEMBERSHIP MEETINGS

Section 1 - Annual Meeting: The general membership of the Association shall meet at the regular session once annually in Seminole County at a location reasonably convenient to all members and at a time selected by the Board of Directors for the purpose of electing Directors of the Association in accordance with the Articles of Incorporation and these Bylaws of the Association, and for such other purposes as may be stated in the notice of such annual meeting which is given to the members of the Association pursuant to these By-Laws. ~~The first annual meeting of the general membership of the Association shall be held not later than the first anniversary date of the conveyance of the first unit within ESCONDIDO.~~

Section 2 - Special Meeting: Special meetings of the general membership of the Association shall be held whenever called by the President or Vice President, or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from at least twenty-five percent (25%) of the persons entitled to cast votes.

Section 3 - Notice of Membership Meeting: Notice of all meetings of the general membership of the Association stating the time and place of the meeting and the objects and purposes for which such meeting is called shall be given by the President, Vice President, Secretary or Assistant Secretary, if any, of the Association unless such notice is waived in writing either before or after such meetings. Such notice shall be in writing and shall be sent by mail (including, but not limited to bulk mail, if available) to each member entitled to vote at his last known address as it appears in the books of the Association or hand-delivered to or posted on the front door of each unit not less than fourteen (14) nor more than sixty (60) days prior to the date of the meeting. In the event of a dispute as to whether or not the required notice was given, proof of such notice shall be given by affidavit of the person giving notice and such proof shall be conclusive evidence of its notice. Such notice shall also be posted at a conspicuous place on the ECA Property at least fourteen (14) days prior to the date of the meeting. The determination of the person giving notice of the meeting as to what is a "conspicuous place" shall be conclusive. Notwithstanding the foregoing, if an emergency necessitates a special meeting of the members, such a meeting shall be called with less than fourteen (14) days' notice and with notice being given in the manner which the Board of Directors shall determine is most expeditious under the circumstances.

Section 4 - Quorum: Except where a greater quorum is required elsewhere in these Bylaws or in the Articles of Incorporation of the Association or in the Declaration, a quorum for the transaction of any business at a regular or any special meeting of the members of this Association shall be the presence, in person or by proxy, of twenty-five percent (25%) of the total outstanding votes entitled to cast votes on any matter from time to time by members of the Association. In the event that a quorum is not present at a duly called meeting, the meeting shall adjourn; and a proper officer of the Association may again give notice as provided above of this meeting at which second called meeting the quorum shall be the presence, in person or by proxy,

of one-half (1/2) the required quorum for the first meeting. If there is not such a quorum present at the second duly called meeting, this meeting shall be adjourned; and a proper officer of the Association may give notice of successive meetings at which meetings the quorum requirement shall be one-half (1/2) the quorum requirement at the preceding meeting until such a quorum is present at a duly called meeting. The acts approved by a majority of the members present at a duly called meeting with a quorum present shall constitute the acts of the membership, except where approval by a greater number of members is required by the Declaration, the Articles of Incorporation of the Association, or these By-Laws.

Section 5 - Proxies: Votes may be cast in person or by proxy. A proxy may be made or given by any person entitled to vote and shall be voted only for the particular meeting designated in the proxy. Proxies must be in writing and must be filed with the Secretary of the Association prior to the commencement of the meeting at which such proxy is intended to be exercised. Proxies shall be revocable and shall automatically cease upon the cessation of membership due to the due to the conveyance of a member's ownership interest in his unit. No one person other than a Director or Officer appointed by the Board shall be designated to hold more than five (5) proxies for any purpose.

Section 6 - Adjourned Meetings: If any meeting of the members cannot be organized because quorum is not present, the members who are present, either in person or by proxy, may adjourn the meeting from time to time, subject to the aforesaid notice requirement, until a quorum is present.

Section 7 - Order of Business: At any annual meeting of members, and at any special meeting of members, when applicable, the order of business shall, as far as it is practicable, be as follows:

- A. ~~Election of Chairman;~~ Appointment of vote counters by the President;
- B. Calling of the roll and certification of proxies;
- C. Reading of last minutes;
- D. Approval of changes in last minutes;
- E. Reports of officers;
- F. Reports of committees, if any;
- G. Election of Directors;
- H. Unfinished business;
- I. New business;
- J. Adjournment.

ARTICLE V DIRECTORS

Section 1 - Management: The affairs of the Association shall be managed by a Board of ~~three (3)~~ five (5) Directors. All Directors ~~other than those elected by the Developer~~ shall either be members of the Association as defined in Article III, Section 1 or ~~employees of an entity which is a member of the Association who resides in a Unit in ESCONDIDO or employees or agents of the Developer.~~

Section 2 - Change of Number: The number of Directors may be increased or decreased from time to time by amendment to these By-Laws, but shall never be less than three (3).

Section 3 - Term: Directors shall be elected at the annual meeting of the membership ~~except for the initial Directors specified in the Articles of Incorporation who shall hold office until their successors are elected.~~ Except as otherwise specified in the Articles of Incorporation, Directors shall be elected for a term of one three (13) years; provided that, any serving Director whose remaining term extends for more than one year shall complete the full length of such term, unless the Director's service should end earlier due to resignation, recall, or death.

Section 4 - Election: Election to the Board of Directors shall be by secret written ballot, such ballots to be mailed, along with instructions for their completion, to the members not less than fourteen (14) days prior to the date of the annual meeting. First notice of the annual meeting at which the election shall be held shall be mailed to all members not less than sixty (60) days prior to the date of the annual meeting. All members desiring to run for the Board and

complying with the provisions of Section 5 below shall have their names placed on the ballot. At such election ~~The members or their proxies~~ may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles of Incorporation, these By-Laws, and the Declaration.

~~Section 5 - Nomination: Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members of the Association, subject to Section 1 of this Article V. Candidates for the Board: Members qualified to run for the board pursuant to these By-Laws, and any pertinent provisions of the Condominium Act, and desiring to stand for election shall submit a written notice of their intent to the Association's on-premises office manager, not less than forty (40) days prior to the date of the annual meeting. In addition, candidates requesting to include an information sheet (such sheet to be a single page no larger than 8 ½ by 11 inches) concerning their background and experience with the ballots shall provide such information sheet to the Association's on-premises office manager not less than thirty-five (35) days prior to the date of the annual meeting.~~

~~Section 6 — General Removal: Any Director may be removed from the Board, with or without cause, by the vote or agreement in writing of a simple majority of all the voting interests two-thirds (2/3) of the votes cast in person or by proxy of the members at any regular or special meeting of members; provided, however that the provision of this Section 6 shall not be used to overrule the effect off Article III, Section 3.~~

~~Section 7 - Vacancies: Any vacancy occurring on the Board of Directors by reason of death, removal, resignation or other cause, except the expiration of a Director's term in the normal course, shall be filled by the remaining members of the Board, and the Director filling such vacancy shall serve until the next annual meeting of the members of the Association, at which time the general membership shall elect a Director to ~~serve for the remaining term of the Director whose term was vacated as aforesaid~~ fill the vacancy.~~

~~Section 8 — Removal for Delinquency: Any ~~No~~ Director who is delinquent in the payment of any assessment more than ~~ninety thirty~~ (930) days from the date upon which it first became due and payable may vote at any meeting of the Board of Directors, and if he is delinquent more than sixty (60) days, shall automatically be removed as a Director.~~

~~Section 9 - Compensation: No Director, as such, shall receive a salary for his or her services.~~

~~Section 10 - Resignations: Any Director may resign at any time. Such resignation shall be in writing and take effect from the time of the receipt by the corporation unless some other time be fixed in the resignation and then from that date. The acceptance of a resignation shall not be required to make it effective.~~

ARTICLE VI MEETING OF DIRECTORS

~~Section 1 - Regular Meetings: Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors; provided, however, that the Directors shall meet at least quarterly to review the past business off the Association and to plan its future business. Meetings shall be open to all unit owners.~~

~~Section 2 - Special Meetings: Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3) of the Directors.~~

Section 3 - Notice of Directors Meetings: ~~Not less than three (3) days' written notice of the meeting shall be given by the Secretary personally or by mail or telegraph, which notice shall state the time, place and purpose of the meeting.~~ Notices of all meetings shall be posted conspicuously on the condominium property forty-eight (48) hours in advance, except in an emergency, for the attention of the unit owners.

Section 4 - Waiver of Notice: Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice. Such waiver must be in writing.

Section 5 - Quorum: A quorum at Directors' meetings 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 Articles of Incorporation, these By-Laws or the Declaration. The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.

Section 6 - Adjourned Meetings: If at any meeting off the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time 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.

ARTICLE VII POWERS & DUTIES OF THE BOARD OF DIRECTORS

In furtherance of the stated objectives of this Association, the Board of Directors shall have and shall exercise all power and authority and perform all duties vested in and delegated to or imposed upon the Directors by the common and statutory law of the State of Florida, including Chapters 617 and 718, Florida Statutes and such powers as are granted to the Board of Directors, either directly or indirectly, by the Articles of Incorporation, these By-Laws and the Declaration, and whether or not provided therein (unless expressly reserved to the membership or prohibited pursuant to any Florida Statute) the Association's Board of Directors shall have the power to:

- A. Determine the amount of and levy, collect and enforce assessments as called for in and in accordance with the Declaration.
- B. Adopt and publish rules and regulations governing the use of the "ECA Property" as that term is defined in the Declaration and facilities for the use and benefit of ESCONDIDO, and the personal conduct of the members and their guests, and to establish penalties for the infraction thereof.
- C. Suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days, for infraction of published rules and regulations.
- D. Employ a manager, an independent contractor, or such other employees as they deem necessary and to prescribe their duties, and to see to it that they are properly performed.
- E. Cause all ECA Property and other property under the management of the Association and all property owned or managed by the Association to be maintained, repaired or replaced as necessary.
- F. Determine or change the fiscal year of this corporation. Until such time as another fiscal year is determined by the Board of Directors, the fiscal year shall be considered to end on the last day of May of each year.
- G. Determine persons who singly or in combination can sign checks.

Anything in these By-Laws to the contrary notwithstanding, no loan may be taken out by the Association without the approval of a majority of all voting interests in the Association.

ARTICLE VIII OFFICERS

~~Section 1 - Remuneration of Officers: The executive officers of the Association must be Directors and 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, all of them shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the Directors at any meeting. Any Director person may hold two (2) or more offices except that the President shall not also be the Secretary or an Assistant Secretary. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the Board shall find to be required to manage the business of the Association.~~

Section 2 - President: The President shall be the chief executive officer of the Association. He or she shall have all of the powers and duties usually vested in the office of president of a corporation including, but not limited to, the power to appoint committees from among the members from time to time, as he or she in his or her discretion may deem appropriate and to assist in the conduct of the business of the Association. Committee meetings need not be open to the members unless the committee at such meeting will be taking final action on behalf of the Board of Directors or making recommendations to the Board regarding the Association budget. It shall be his or her duty to see to it that orders and resolutions of the Board of Directors are carried out. He or she shall sign as President all documents which legally bind the Association including promissory notes, and perform such other duties as may be prescribed by the Directors.

Section 3 - Vice President: The Vice President, in the absence or disability of the President, shall exercise the powers and perform the duties of the President. He or she shall also assist the President generally and exercise such other powers and perform such duties as shall be prescribed by the Directors.

Section 4 - Secretary: The Secretary shall keep the minutes of all proceedings of the Directors and the members. He or she shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. He or she shall maintain a register in the Association's office showing the names and addresses of all members. Any mortgagee of a unit may notify the Association in writing of the mortgage; and in the event of default and a notice of default is given to any member under any applicable provision of the Declaration, the Articles of Incorporation or these By-Laws; a copy of such notice shall be mailed to such mortgagee. The Secretary shall have custody of the seal of the Association and affix it to instruments requiring a seal when duly signed. He or she shall keep all other records of the Association, except those of the Treasurer and shall perform all other duties incident to the office of secretary of a corporation and as may be required by the Directors or the President.

Section 5 - Treasurer: The Treasurer shall have custody of all property of the Association including funds, securities and evidences of indebtedness. He or she shall keep or cause to be kept the books of the Association in accordance with good accounting practices, and he or she shall perform all other duties incident to the office of Treasurer as prescribed by the Board of Directors.

~~Section 6 - Delinquency: Any officer who is also a member of the Association and who is delinquent in the payment of an assessment more than thirty (30) days from the day upon which it first became due and payable shall be suspended from the office until such assessment is paid, and if such assessment is not paid within sixty (60) days such officer will be removed from office.~~

Section ~~6~~7 - Fidelity Bond: The Board of Directors shall bond at the expense of the Association any person who handles or who has access to the funds of the Association in an amount equal to the sum of three (3) months' common assessments for all sold units or the amount, if any, required by Florida law, whichever is greater.

~~Section 8 - Compensation: The Board of Directors shall have the right to determine if some or all of the officers shall receive reasonable compensation for their services and if so, the amount of compensation, if any.~~

~~Section 9 Resignation: Any officer may resign at any time. Such resignation shall be in writing and take effect from the time of the receipt by the Association unless some other time be fixed in the resignation, and then from that date. The acceptance of a resignation shall not be required to make it effective.~~

ARTICLE IX
FISCAL MANAGEMENT

The provisions for fiscal management of the Association shall be those set out in the Declaration. All institutional mortgagees (as that term is defined in the Declaration) holding valid and enforceable first mortgage liens on any unit shall have the right to examine the books and records of the Association during business hours.

ARTICLE X
PARLIAMENTARY RULES

Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the applicable provisions of the Declaration, the Articles of Incorporation or these Bylaws.

ARTICLE XI
AMENDMENTS

These By-Laws may be amended in any particular by the affirmative vote of two-thirds (2/3) of the Board of Directors or two-thirds (2/3) of the votes cast in person or by proxy, at any regular or special meeting of the members duly called for that purpose, provided that no amendment shall be effective to impair or dilute any rights of members that are governed by the Declaration ~~or rights of the Developer unless Developer joins therein.~~

ARTICLE XIII
CONFLICTS

In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control; and in the case of any conflict between the Articles of Incorporation and the Declaration, the Declaration shall control. In the event these By-Laws conflict with or omit any provisions required by Section 718, Florida Statutes, Section 718 shall control and apply.

Executed this 23RD day of MARCH, 2017.

Signed, sealed and delivered
in the presence of witnesses:

By: Heronica Smith
Print: HERONICA SMITH

ESCONDIDO COMMUNITY ASSOCIATION, INC.

By: Robert T. Burnett
(President)
Print: ROBERT T. BURNETT

By: Elizabeth S. Schaefer
Print: Elizabeth S. Schaefer

By: [Signature]

Print: ROBERT T. BURNETT

ATTEST:

By: [Signature]

(Secretary)

Print: PATRICIA FLUNO

By: [Signature]

Print: Eileen BACO

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

BEFORE ME, the undersigned authority, personally appeared ROBERT BURNETT and PATRICIA FLUNO to me personally known to be the President and Secretary, respectively, of ESCONDIDO COMMUNITY ASSOCIATION, INC., or having produced PERSONALLY KNOWN as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Corporation.

WITNESS my hand and official Seal in the State and County last aforesaid, this day of 23rd
MARCH, 2017.

[Signature]
Notary Public, State of Florida at Large.
Printed Name: CANDACE A. KEELER
My commission expires:

