

Prepared by and Return to:

Mankin Law Group
2535 Landmark Drive, Suite 212, Clearwater, FL 33761

**AMENDMENT TO THE BYAWS OF THE HOMEOWNERS' ASSOCIATION OF
AVALON VILLAGE, INC.**

This Amendment to the Bylaws of The Homeowners' Association of Avalon Village, Inc., ("Amendment") is made by Landbuilder, LLC, whose address is 6522 Gunn Highway, Tampa, FL 33625 ("Developer").

WITNESSETH

WHEREAS, Avalon Development, LLC, a Florida Limited Liability Company, recorded the Declaration of Covenants and Restrictions for Avalon Village on August 18, 2005 in Official Records Book 2084, Page 1236, et. seq., of the Public Records of Hernando County, Florida ("Declaration") with the Articles of Incorporation included as Exhibit C ("Bylaws"); and

WHEREAS, Avalon Development, LLC's Developer's rights were assigned to Eagle FL V SPE, LLC, a North Carolina limited liability company, by that certain Amended Certificate of Title recorded on January 27, 2012, in Official Records Book 2877, Page 261, et. seq., of the Public Records of Hernando County, Florida; and

WHEREAS, Eagle FL V SPE, LLC, assigned its Developer's rights to Hunters Lake, LLC, a Florida limited liability company, by that certain Assignment of Developer's Rights signed on July 24, 2013 and recorded on June 19, 2014, in Official Records Book 3104, Page 783, et. seq., of the Public Records of Hernando County, Florida; and

WHEREAS, Hunters Lake, LLC, changed its name to Landbuilder LLC, a Florida limited liability company, by that certain Articles of Amendment to Articles of Organization of Hunters Lake, LLC, filed at the Florida Department of State on October 7, 2013; and

WHEREAS, as of the date of this Amendment, Developer is a Class B member; and

WHEREAS, Bylaws Article XIV, Section 2, states that the Developer shall have right to amend the Articles without the approval or joinder of the Association or other Owners so long as the Developer is a Class B member; and

WHEREAS, Landbuilder, LLC, as Developer, desires to amend the Bylaws as hereinafter provided.

NOW THEREFORE, the Bylaws are amended as follows [New Wording Underlined; Deleted Wording ~~Stricken Through~~]:

Article XI, Section D, of the Bylaws is amended to read as follows:

D. The presence, in person or by proxy, of the Members holding not less than ~~thirty percent (30%)~~ ten percent (10%) of the total votes of the Association as established by the Articles of Incorporation, shall constitute a quorum of the Membership for elections to the Board of Directors, while all other meetings for the Membership for any action governed by the Declaration, the Articles of Incorporation, or these Bylaws shall require at least five percent (5%) of the total votes of the Association.

IN WITNESS WHEREOF, the Developer has set has hand and seal this 30th day of October, 2023.

Witnesses:

Lindsay Morgan
Print Name: Lindsay Morgan
Concetta C. Cook
Print Name: Concetta C. Cook

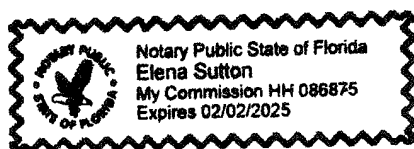
Landbuilder LLC, a Florida Limited Liability Company

By: [Signature]
Print Name: Devon S. Rushnell
Title: President

STATE OF FLORIDA)
COUNTY OF Hernando)

BEFORE ME, by means of [] physical presence or [] online notarization, the undersigned authority, personally appeared Devon S. Rushnell, as the President, of Landbuilder LLC, a Florida Limited Liability Company, on behalf of the company. He is [] personally known to me or [x] has produced the following as identification: Drivers Licence.

WITNESS my hand and official seal in the County and State last aforesaid, this 30th day of October, 2023.



Elena Sutton
Notary Public
Printed Name: Elena Sutton
My commission expires: 2/2/2025