

THE SANCTUARY COMMUNITY ASSOCIATION, INC.

**NOTICE TO ASSOCIATION MEMBERS
OF SPECIAL MEETING OF BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of The Sanctuary Community Association Inc., will be held at the following date, time and place:

Place of Meeting: Sanctuary Clubhouse
800 Sanctuary Drive
Oviedo, Florida 32766

Date of Meeting: Tuesday, September 22, 2026

Time of Meeting: 6:30 p.m.

Purpose of Meeting: This is a Special meeting of the Board of Directors. The Directors plan discuss and vote on the proposed Third Amendment to the By-laws of the Sanctuary Community Association, Inc. (a draft of which is attached hereto).

The Board of Directors shall allow a reasonable amount of time at this meeting for membership comments on the subject of the proposed amendment prior to any vote being taken regarding the amendment.

This notice has been posted upon this property on this 3rd day of September, 2026, by order of the Board of Directors and in compliance with the By-Laws of The Sanctuary Community Association, Inc.

Prepared by:
Di Masi Burton, P.A.
801 N. Orange Ave., Suite 500
Orlando, Florida 32801

**THIRD AMENDMENT TO THE
BY-LAWS OF THE SANCTUARY COMMUNITY ASSOCIATION, INC.**

THIS THIRD AMENDMENT TO THE BY-LAWS OF THE SANCTUARY COMMUNITY ASSOCIATION, INC. ("Third Amendment") is made and entered into this 22nd day of September 2026, by THE SANCTUARY COMMUNITY ASSOCIATION, INC., a Florida Not for Profit Corporation ("Association").

WITNESSETH

WHEREAS, the Association is a Florida Not for Profit Corporation operating and existing under the laws of the State of Florida; and

WHEREAS, the Association is desirous of amending its By-Laws of The Sanctuary Community Association, Inc. ("By-Laws") in accordance with the terms stated herein; and

WHEREAS, pursuant to Article 6.6 of the By-Laws, the Association's Board of Directors ("Board") is empowered to amend the By-Laws from time to time by a majority vote of the directors; and

WHEREAS, the Association has complied with the procedure to amend the By-Laws as set forth in Article 6.6 of the By-Laws; and

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Amendments.**

Article 3.24 of the By-Laws is hereby amended to include the provisions below in place of the original provisions. If the provision is not address it remains unchanged. Note this is a substantial rewording. See governing documents for current text.

3.24 Enforcement. In addition to the enforcement options provided in Chapter 720, Florida Statutes and in the Association's Declaration, the Board also has the authority, at its sole and absolute discretion, to utilize a Covenant Enforcement Committee ("CEC") for the purposes of levying fines or suspensions pursuant to this Section and the following procedures:

(a) **Notice.** Prior to imposition of any fine or suspension the Board or its delegate shall provide the parcel owner with at least 14 days' written notice of the date, time, location and access

information if held by electronic means, of a hearing before the CEC appointed pursuant to Article V; a description of the alleged violation and the specific action required to cure such violation, if applicable.

(b) Hearing. Hearings shall be held before the CEC pursuant to the notice requirements stated above. The alleged violator shall be afforded a reasonable opportunity to be heard. The meeting report shall contain a written statement of the results of the hearing and the sanction, if any, imposed. Within 7 days after the hearing, the Association shall provide written notice to the parcel owner of the committee's findings related to the violation, including any applicable fines or suspensions that the committee approved or rejected, and how the parcel owner may cure the violation, if applicable, or fulfill a suspension, or the date by which a fine must be paid.

(e) Fines. A fine of up to \$1,000.00 may be levied against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association's By-laws, or reasonable rules of the Association. A fine of up to \$250 per day may be levied by the Board of Directors for each day of a continuing violation, with a single notice and opportunity for hearing up to a maximum of \$3,000.00 in the aggregate.

(f) Additional Procedures. The Board of Directors shall be authorized to promulgate additional procedures to aid this process and to address specific fines or other variances that may occur based on the type or degree of violation.

(g) Not Applicable for Collection Actions. Notwithstanding and language contained herein, nothing in this provision shall be interpreted to apply to actions taken by the Board to collect delinquent amounts owed to the Association.

3. Headings. The paragraph headings have been inserted for convenience and reference only, and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

4. Severability. Invalidation of any of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances, by judgment or court order, shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of Directors for THE SANCTUARY COMMUNITY ASSOCIATION, INC., has caused this Third Amendment to The By-Laws of the Sanctuary Community Association, Inc., to be adopted in accordance with the authority hereinabove expressed this 22nd day of September, 2026.

*** Signatures on following page ***

WITNESSES

**THE SANCTUARY COMMUNITY
ASSOCIATION, INC.'S BOARD OF
DIRECTORS**

Print Name: _____
Address: _____

By: _____
As: _____

Print Name: _____
Address: _____

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

SWORN TO AND SUBSCRIBED before me this 22nd day of September, 2026, by _____
_____, as the _____ of The Sanctuary Community Association, Inc., who
has produced _____ as identification, and who did take an oath.

Notary Public
My Commission Expires: _____