

**PROPOSED AMENDMENTS TO THE
DECLARATIONS OF CONDOMINIUM OF
REGENCY ISLAND DUNES, A CONDOMINIUM AND
REGENCY ISLAND DUNES TWO, A CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

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11. Additions, Alterations or Improvements.

11.1 By the ASSOCIATION. The ASSOCIATION shall not make any material addition, alteration, change or improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY without the approval of at least two-thirds (2/3) of the participating members of the Association from both Condominiums operated by the Association, present in person or by proxy at a members' meeting where a quorum has been established or by written agreement, or by any other means authorized by Chapters 617 or 718, Florida Statutes, as both may be amended from time to time, ~~all the UNIT OWNERS,~~ except that the Board of Directors shall have the authority to approve and undertake any addition, alteration, change or improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY the cost of which does not exceed one percent (1%) of the annual budget then in effect for the ASSOCIATION, including all operating expenses and reserves. The foregoing approval shall in no event apply with respect to expenses incurred in connection with the maintenance, repair or replacement of existing COMMON ELEMENTS or ASSOCIATION PROPERTY. The cost and expense of any such addition, alteration, change or improvement to the COMMON ELEMENTS and this CONDOMINIUM'S share of such cost and expense as to any ASSOCIATION PROPERTY, shall constitute a part of the COMMON EXPENSES and shall be assessed to the UNIT OWNERS as COMMON EXPENSES. Any addition, alteration, change or improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY made by the ASSOCIATION shall be made in compliance with all laws, rules, ordinances, and regulations of all controlling governmental authorities. The acquisition of property by the ASSOCIATION and material amendments or substantial additions to such property or the COMMON ELEMENTS by the ASSOCIATION in accordance with Florida Statutes, Section 718.111(7) or 718.113 shall not be deemed to constitute a material alteration or modification of the appurtenances to the UNITS.

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21. Amendment of DECLARATION and Limitations on Amendments to ARTICLES and BYLAWS.

21.1 Amendments to DECLARATION.

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21.1.2 Resolution of Adoption. A resolution adopting a proposed amendment may be proposed by either the BOARD or by not less than 1 /3 of the votes of the UNIT OWNERS. Approval of an amendment must be by not less than two-thirds (2/3) of the participating members of the Association from both Condominiums operated by the Association, present in person or by proxy at a members' meeting where a quorum has been established or by written agreement, or by any other means authorized by Chapters 617 or 718, Florida Statutes, as both may be amended from time to time. ~~votes of all UNIT OWNERS.~~ UNIT OWNERS not present in person or by proxy at a meeting considering an amendment may express their approval in writing, provided such approval is delivered to the Secretary within thirty (30) days after the meeting.

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**PROPOSED AMENDMENTS TO THE
ARTICLES OF INCORPORATION OF
REGENCY ISLAND DUNES ASSOCIATION, INC.**

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ARTICLE XII – AMENDMENTS

Amendments to these ARTICLES shall be proposed and adopted in the following manner:

A. A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.

B. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of meeting of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

C. At such a meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of not less than two-thirds (2/3) of the participating members of the Association from both Condominiums operated by the Association, present in person or by proxy at a members' meeting where a quorum has been established or by written agreement, or by any other means authorized by Chapters 617 or 718, Florida Statutes, as both may be amended from time to time. ~~a majority of the votes of the entire membership of the ASSOCIATION.~~

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**PROPOSED AMENDMENTS TO THE BYLAWS OF
REGENCY ISLAND DUNES ASSOCIATION, INC.**

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13. AMENDMENTS.

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13.3 Adoption of Amendments.

13.3.1 A resolution for the adoption of the proposed amendment shall be adopted either: (a) by unanimous vote of all of the directors; or (b) by not less than two-thirds (2/3) of the participating members of the Association from both Condominiums operated by the Association, present in person or by proxy at a members' meeting where a quorum has been established or by written agreement, or by any other means authorized by Chapters 617 or 718, Florida Statutes, as both may be amended from time to time. ~~a majority of the votes of all of the UNIT OWNERS.~~ Any amendment approved by the UNIT OWNERS may provide that the BOARD may not further amend, modify or repeal such amendment.

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