

CERTIFICATE OF AMENDMENT

The attached amendment to the bylaws of Camp Florida Property Owners Association, Inc. was duly adopted by the association on March 29, 2000. This association was formed in accordance with the Declaration Of Covenants And Restrictions Of Lake Placid Camp Florida Resort recorded in O.R. Book 1115, Page 490, in the Public Records of Highlands County Florida.

## OFFICIAL RECORDS ##  
BK 1494 PG 1589

WITNESSES:

CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

Melinda D. Bowlin  
Name: Melinda D. Bowlin

By: [Signature]  
President

ATTEST:

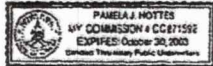
Pamela J. Hottes  
Name: Pamela J. Hottes

[Signature]  
Secretary

STATE OF FLORIDA  
COUNTY OF Highlands

The foregoing instrument was acknowledged before me this 29th day of March, 2000, by R. Anthony Cozier, who is personally known X OR produced \_\_\_\_\_ as identification, and Teresa A. Lovelette, who is personally known X OR produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public - State of Florida



THOMAS L. NUNNALLEE  
E. MARK BREED III, P.A.  
325 N. COMMERCE AVE.  
SEBRING, FL 33870

Pamela J. Hottes  
(Print, Type, or Stamp Commissioned Name of Notary Public)

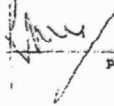
AMENDMENT TO THE BYLAWS OF  
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

The bylaws of Camp Florida Property Owners Association, Inc., as amended on January 27, 1998, are further amended by the replacement of section 4.1 with the following:

4.1 Number and Term of Directors. The Association shall be governed by a Board of Directors consisting of five (5) Directors. Each Director, starting with the two Directors elected to bring the total number of Directors from three (3) to five (5), shall serve for a term of two (2) years, so that at each subsequent annual meeting, either three (3) or two (2) Directors' terms will have expired. The directors of the Association shall have a fiduciary relationship to the members.

The foregoing was adopted by the Board of Directors at its meeting held on March 29, 2000.

CAMP FLORIDA PROPERTY  
OWNERS ASSOCIATION, INC.

BY:   
President

(SEAL)

Attest:

  
Secretary

## OFFICIAL RECORDS ##  
BX 149, PG 518

FILE # 1057519 ROD: RPT 18 2000 @ 01:33PM  
L. E. "Lube" Brooker, Clerk, Highlands County

AMENDMENT TO THE BYLAWS OF  
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

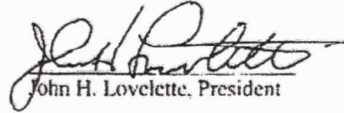
The bylaws of Camp Florida Property Owners Association, Inc., as amended on January 27, 1998, and March 29, 2000, are further amended by the replacement of section 4.1 with the following:

4.1 Number and Term of Directors. The Association shall be governed by a Board of Directors consisting of three (3) Directors. The Directors of the Association shall have a fiduciary relationship to the members.

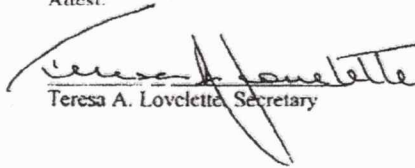
The foregoing was adopted by the Board of Directors at its meeting on March 15, 2005.

CAMP FLORIDA PROPERTY  
OWNERS ASSOCIATION, INC.

BY:

  
John H. Lovelette, President

Attest:

  
Teresa A. Lovclette, Secretary

FILED 1323922 RCD: JUN 15 2005 @ 11:35 AM  
L.E. "Luke" Brooker Clerk of Courts Highlands Co

ea  
18.50  
2.00



CERTIFICATE OF AMENDMENT

The attached amendment to the bylaws of Camp Florida Property Owners Association, Inc. was duly adopted by the Association on March 15, 2005. This Association was formed in accordance with the Declarations of Covenants and Restrictions of Lake Placid Camp Florida Resort recorded in O.R. Book 1115, Page 490, in the Public Records of Highlands County, Florida.

CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

WITNESSES

Vicky Markin  
Printed Name:  
Vicky Markin

By: John H. Lovelette  
John H. Lovelette, President

ATTEST:  
Teresa A. Lovelette  
Teresa A. Lovelette, Secretary

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledge before me this 15th day of March, 2005, by John H. Lovelette, who is personally known  or produced \_\_\_\_\_ as identification, and Teresa A. Lovelette, who is personally known  or produced \_\_\_\_\_ as identification.

Donna M. Units  
Notary Public - State of Florida



This document was prepared by:  
Teresa A. Lovelette  
On behalf of the  
Camp Florida Property Owners Association, Inc.  
100 Shoreline Drive  
Lake Placid, FL 33852  
Please return to same



**AMENDMENT TO THE BYLAWS OF  
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.**

The bylaws of Camp Florida Property Owners Association, Inc. as amended on January 27, 1998, and March 29, 2000, and June 15, 2005, are further amended by the replacement of Section 4.1 with the following:

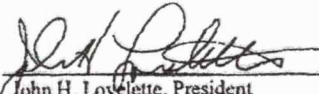
4.1 Number and Term of Directors. The association shall be governed by a Board of Directors consisting of five (5) Directors. The three (3) current Directors' terms will be extended for one year until the annual membership meeting in 2009. The two (2) additional Directors will be elected at the annual membership meeting in 2008. The three (3) positions on the Board of Directors held by the current Directors shall be up for election when their terms expire at the annual membership meeting in 2009. The two (2) new positions on the Board of Directors shall be up for election when their terms expire at the annual membership meeting in 2010. Thereafter each Director shall be elected for two (2) year terms and the three (3) positions on the Board of Directors whose terms expire shall be up for election at the annual membership meeting held in the odd numbered years and two (2) positions on the Board of Directors whose terms expire shall be up for election at the annual membership meeting held in even numbered years. The Directors of the association shall have a fiduciary relationship to the members.

Any vacancy occurring on the Board of Directors shall be filled by a majority vote of the remaining Directors for the unexpired portion of the term.

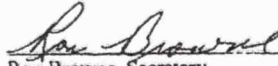
The foregoing was adopted by the Board of Directors and the Members per Section 12.3 of the bylaws at a meeting on February 26, 2008.

**CAMP FLORIDA PROPERTY  
OWNERS ASSOCIATION, INC.**

BY:

  
John H. Lovette, President

ATTEST:

  
Ron Brown, Secretary

AS  
18.50

**CERTIFICATE OF AMENDMENT**

The attached amendment to the bylaws of Camp Florida Property Owners Association, Inc. was duly adopted by the Association on February 26, 2008. This Association was formed in accordance with the Declaration of Covenants and Restrictions of Lake Placid Camp Florida Resort recorded in O.R. Book 1115, Page 490, in the Public Records of Highlands County, Florida.

**CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.**

**WITNESSES**

\_\_\_\_\_  
Printed Name

By: *John H. Lovelette*  
John H. Lovelette, President

ATTEST:

By: *Ron Browne*  
Ron Browne, Secretary/Treasurer

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledge before me this 28<sup>th</sup> day of February, 2008 by John H. Lovelette, who is personally known  or produced \_\_\_\_\_ as identification, and Ron Browne, who is personally known  or produced \_\_\_\_\_ as identification.

*Donna M. Units*  
Notary Public - State of Florida

This document was prepared by:  
John H. Lovelette  
On behalf of the  
Camp Florida Property Owners Association, Inc.  
100 Shoreline Drive  
Lake Placid, FL 33852





Robert W. Germaine  
 Clerk of the Courts  
 590 S. Commerce Ave.  
 Sebring, FL 33870-3867  
 (863) 402-6584



**Print Date:**  
 2/11/2009 2:14:41 PM

**Highlands County Clerk of Courts**  
 Transaction #: 100011017  
 Receipt #: 389809  
 Cashier Date: 2/11/2009 2:14:17 PM  
 (CNORKA)

Customer Information	Transaction Information	Payment Summary
( ) JOHN H LOVELETTE 231 SHORELINE DRIVE LAKE PLACID, FL 33852	Date Received: 2/11/2009 Source Code: Over the Counter Q Code: Over the Counter Return Code: Over the Counter Trans Type: Recording Agent Ref Num:	Total Fees \$18.50 Total Payments \$18.50

*MEND 3*

**1 Payments**

CASH	Tendered: \$20.00 Refund: \$1.50	\$18.50
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**1 Recorded Items**

(AMD) AMENDMENT	BK/PG: 2177/581 CFN: 1533736 Date: 2/11/2009 2:14:15 PM From: CAMP FLORIDA PROPERTY OWNERS ASSN INC To: BY-LAWS	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	2	\$18.50
Indexing @ 1st 4 Names Free. Add'l=\$1 ea.	2	\$0.00

**0 Search Items**

**0 Miscellaneous Items**

**AMENDMENT TO THE BYLAWS OF  
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.**

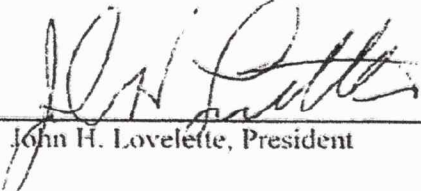
The bylaws of Camp Florida Property Owners Association, Inc. as amended on January 27, 1998, and March 29, 2000, and June 15, 2005, and February 26, 2008 are further amended by the replacement of Section 4.19 with the following:

4.19 ELIGIBILITY OF DIRECTORS. *To be a Director, a person must be a Member of the Association as defined in Paragraph 3.1 or be an officer or director of a corporation, who is a member as defined in Paragraph 3.1, or a partner of a partnership who is a member as defined in Paragraph 3.1, or a Trustee or beneficiary of a recorded Trust, that is a member as defined in Paragraph 3.1. Only one member of a corporation, partnership or trust, etc. can serve as a Director. Only those members who are current with their assessments and do not have any outstanding fines are eligible to hold a position as a Director. The Developer is entitled to elect one member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least 5 percent of the parcels in all phase of the community. The member elected by the Developer can not be an officer of the Board.*

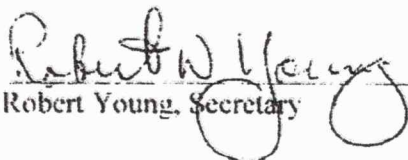
The foregoing was adopted by the Board of Directors and the Members per Section 12.3 of the bylaws at a meeting on January 31, 2009.

**CAMP FLORIDA PROPERTY  
OWNERS ASSOCIATION, INC.**

BY: \_\_\_\_\_

  
John H. Lovelette, President

**ATTEST:**

  
Robert Young, Secretary



**TO: All property Owners & renters**

**FROM: Camp Florida Property Owners Board Of Directors**

**SUBJECT: An Owner needs to be present when a guest is using a Camp Florida facility.**

**DATE: April 3, 2020**

**The following definitions are in answer to the concerns of some property owner's reference to the above subject matter.**

- 1. The property owners name is on the deed.**
- 2. A renter is required to follow the same rules as an owner as the renter is renting from a property owner,**
- 3. A member of an owner's immediate family is the owner his/her spouse, son or daughter over 16 years of age and can use the facilities on their own.**
- 4. Brothers, sisters, in-law, friends and guests shall be accompanied by an owner.**
- 5. OWNER is responsible for renters actions**
- 6. EXAMPLE: John Smith's son has a friend over John Smith & his wife, are the owners not his son therefore John Smith or his wife needs to be present with the guests.**

# **Common Ground Tree Policy**

**( Revised 3/2021)**

The purpose of this policy is to protect the trees that are located on Common Ground within Camp Florida.

Common Ground is defined as property that is not owned by any one individual but ownership is shared by all residents and property owners.

Permission to have a tree serviced (trimmed or removed), will be determined by the following criteria:

- A.) Is a tree completely dead or damaged in a way that it is a danger to a property owner or the property owned.
- B.) Is there a tree or branch that hinders a property owner from doing any development that they are entitled to do on their property.
- C.) Is there a tree or a branch of a tree alive and in such a dangerous condition that in the event of a heavy wind it could possibly cause possible damage to a home owner's property or possible injury.
- D.) Is there a tree completely dead not presenting a danger to an owner or their property but the owner would like it removed.

## **Initial Request:**

If any of the above conditions exist, the property owner should contact the Park Manager to seek authorization to have the tree serviced. Depending on what the owner requires the Park Manager will determine how the service will be performed. Under no circumstances will an owner be allowed to remove or trim a tree that is located on Common Ground without the permission of the Park Manager. Should a qualified contractor be required, the Park Manager will supply the owner with the name of the contractor or may elect to utilize the Camp Florida Maintenance Crew. The owner may recommend a qualified contractor.

## **Payment Responsibility:**

If a contractor is required, an estimate must be approved by the owner and the Park Manager. The park Manager will present the estimate to a board member for approval. Payment responsibilities are as follow:

- A.) If a tree is completely dead or damaged, and presents a danger to a property. This will require the approval of the Park Manager plus 2 Board Members to assess whether this is a dangerous condition. The POA will pay the total cost with the option of hiring a contractor or utilizing the Camp Florida Maintenance crew.

B.) If a tree or branch hinders a property owner from doing any development, the POA will pay 50% of the cost of a contractor if utilized. If the POA Maintenance crew can perform the job there will be no charge to the owner.

C.) If the tree or a branch of a tree is alive and in such a dangerous condition that in the event of a heavy wind it could possibly cause damage to a home owner's property or injury. This will require the approval of the Park Manager plus 2 Board Members to assess whether this is a dangerous condition. The POA will pay the total cost with the option of hiring a contractor or utilizing the Camp Florida Maintenance crew.

D.) If a tree is completely dead and poses no threat of damage to the property or injury and an owner wants it removed from Common Ground, the Park Manager approves, the owner will pay for the total cost of removal. The owner will contract with a tree removal professional qualified contractor.

Any property owner has the right to provide a fire safety barrier around their property up to 20 feet from their dwelling. They are allowed to remove any brush, or vines from common ground property. No property owner is allowed to remove any live or dead trees from common ground without the permission of the Park Manager

### Board of Director's Approval:

Rodd Blakeslee \_\_\_\_\_ Date \_\_\_\_\_

Cindy Donovan \_\_\_\_\_ Date \_\_\_\_\_

Cindy Leising \_\_\_\_\_ Date \_\_\_\_\_

Fred Myall \_\_\_\_\_ Date \_\_\_\_\_

Leon Reising \_\_\_\_\_ Date \_\_\_\_\_

### Park Manager Approval:

John Simms \_\_\_\_\_ Date \_\_\_\_\_

St  
18.50

AMENDMENT TO THE BYLAWS OF  
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

The bylaws of Camp Florida Property Owners Association, Inc. as amended on January 27, 1998, and March 29, 2000, and June 15, 2005, and February 26, 2008, and January 31, 2009, and February 26, 2011 are further amended by the replacement of Section 4.15 with the following:

4.15 Limitation on Powers. The consent of a majority (50% plus 1) of the membership present in person or by proxy at a duly called and convened Association Meeting shall be required to authorize the directors to spend or borrow any sum of money in excess of \$25,000; provided, however, that the Board of Directors shall not require the consent of the membership to refinance any blanket mortgage obtained in connection with the corporation's purchase of the Common Property.

And adding Article 8.6:

8.6 Recreational and Other Facilities. From time to time, the corporation through the affirmative vote of its Board of Directors shall have the right to modify, add, delete, substitute, or otherwise develop recreational and/or other facilities and amenities and/or common areas of the Community.

The foregoing was adopted by the Board of Directors and the Members per Section 12.3 of the bylaws at a meeting on February 6, 2014.

CAMP FLORIDA PROPERTY  
OWNERS ASSOCIATION, INC.

BY: Peggy Vedder  
Peggy Vedder, President

ATTEST:

Bruce Ridley  
Bruce Ridley, Secretary