

This instrument prepared by:  
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Fort Walton Beach, FL 32548  
(850)664-2229

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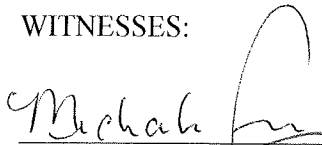
JD Peacock II Clerk of Circuit Court Okaloosa County, FL

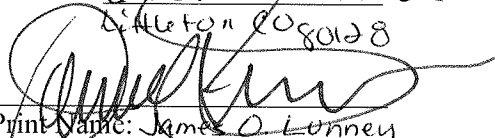
AMENDED AND RESTATED BYLAWS  
AMENDMENT CERTIFICATE  
EMERALD TOWERS OWNERS ASSOCIATION, INC.

THE UNDERSIGNED, being the duly elected and acting President of Emerald Towers Owners Association, Inc., a Florida corporation not for profit, does hereby certify that the attached amendment to the Bylaws was approved by the requisite vote of the members on September 11, 2024.

The sole community operated by Emerald Towers Owners Association, Inc., is Emerald Towers, a condominium. The Amended and Restated Declaration of Condominium for Emerald Towers is recorded at Official Records Book 3272, Page 281 et seq., Public Records of Okaloosa County, Florida.

WITNESSES:

  
Print Name: Michael Fiser  
Address: 6735 W. Ontario Circle  
Littleton CO 80128

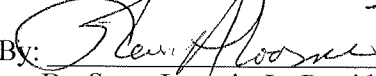
  
Print Name: James O. Lonney  
Address: 50 Golden Eagle Ln.  
Littleton, CO 80127

STATE OF Colorado

COUNTY OF Jefferson

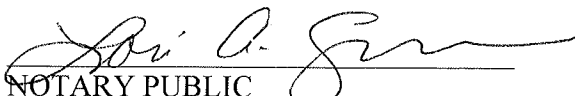
ATTEST:

Emerald Towers Owners Association, Inc.

By:   
Dr. Steve Loomis, Its President  
Address: 6436 Spotted Fawn Run  
Littleton, CO 80125

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of September 2024 by Dr. Steve Loomis, who is personally known to me or who has produced Drivers License (type of identification)(if left blank the affiant is personally known by me) as identification and known to be the President of Emerald Towers Owners Association, Inc, a Florida not for profit corporation, and acknowledged to and before me that the execution of the foregoing instrument was for the uses and purposes therein stated.

WITNESS my hand and official seal this 17<sup>th</sup> day of September, 2024.

  
NOTARY PUBLIC  
My Commission Expires: 10-01-2024

LORI A GREEN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19924013559  
MY COMMISSION EXPIRES OCTOBER 01, 2024

## SCHEDULE OF AMENDMENTS

(Additions indicated via underlined text; Deletions indicated via ~~strike-through~~ text)

### **Section 3.1 of the Amended and Restated Bylaws has been amended as indicated below:**

3.1 Number, Term, and Qualifications. The affairs of the Association shall be governed by a Board composed of ~~seven (7)~~ five (5) Directors. All Directors shall be Members or the spouse of a Member. If provided in the Act as amended from time to time, co-owners of a Unit cannot simultaneously serve on the Board, except as permitted by the Act. No more than one natural person may represent any one Unit on the Board at any given time. When a Unit is owned by a corporation, a partnership, limited liability company or similar entity, any eligible voter, as described in Article 2.6 shall be eligible for Board service. Grantors, trustees and beneficiaries of trusts (provided that the beneficiaries reside in the Unit), and the spouses of such persons, shall be eligible for Board membership. If a grantor, trustee or beneficiary of a trust, or the spouse of such person, seeks candidacy (and is not identified on the deed to the Unit as the grantor, trustee or beneficiary of the trust), a copy of the trust document, affidavit of trust or abstract of trust prepared by a licensed attorney must be provided to the Association at least thirty-five (35) days prior to the date of the annual meeting. The trust document can be redacted to keep financial information confidential; however, the document must clearly indicate the grantor, trustee and the beneficiaries of the trust. A person who has been convicted of any felony in this State or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this State, is not eligible to serve on the Board, unless such felon's rights have been restored for a period of at least five (5) years as of the date on which such person seeks election to the Board. A person who has been suspended or removed by the Division of Florida Condominiums, Timeshares, and Mobile Homes pursuant to the Act, or who is more than ninety (90) days delinquent in the payment of any monetary obligation is not eligible for Board membership. All Directors will be elected for a two (2)-year term. It is the intention of these Bylaws that a staggered Directorate be maintained. To maintain a staggered Directorate, the Board may hold seats in future elections open for one or two-year terms, when necessary or appropriate. In any election where candidates are elected for different terms, those candidates receiving the higher number of votes shall be elected to the lengthier term. In the event that there is no election, such as in a case where there are fewer pre-qualified candidates than open seats, the Directors who are seated shall agree amongst themselves which shall serve the two-year terms and which shall serve the one-year terms. This decision shall be recorded in the minutes of a duly noticed Board of Directors' meeting. In the event the Directors cannot agree on which among them shall serve the lengthier and shorter terms, the Board shall determine who will serve the term lengths by random drawing of the terms. The term of each Director's service shall extend until their elected term is completed. Resignations of Directors are effective when received by the Association in writing, unless a later date is stated.