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After recording, return to:  
Calabay Parc at Tower Lake HOA, Inc.  
c/o Highland Community Management, LLC  
3020 S. FLORIDA AVE., SUITE 305  
LAKE LAND, FL 33803

**FOURTH AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
CALABAY PARC AT TOWER LAKES HOMEOWNERS ASSOCIATION, INC.**

**THIS FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF CALABAY PARC AT TOWER LAKE  
HOMEOWNERS ASSOCIATION, INC.,** a Florida non-profit Florida corporation (the  
"Association"), is made this 7th day of December, 2018, by the Association, by virtue of  
a majority vote by the Members at the Annual Meeting held on December 7th, 2018.

**WITNESSETH**

WHEREAS, The Association is subject to the Declaration of Covenants, Conditions and Restrictions of Calabay Parc at Tower Lakes Homeowners Association, Inc., recorded in O.R Book 4624, Pages 1957-2001, of the public records of Polk County, Florida, and the supplements recorded in O.R Book 5394, Pages 1485-1490, and O.R Book 7434, Pages 902-906 and as amended in that Amendments, recorded in O.R. Book 8700, Pages 45-47, O.R. Book 9021, Pages 652-660 and O.R. Book 9165, Pages 1525-1527 of the public records of Polk County, Florida (collectively referred to as the "Declaration").

WHEREAS, Pursuant to the ARTICLE XI of the Declaration, the Declaration may be amended by a majority vote of the votes entitled to be cast at any meeting at which a quorum is present as provided in the By-Laws when written notice of such meeting specifies the proposed amendment and amendments to be considered at such meeting.

WHEREAS, on December 7th, 2018, 40 Members were present in person or by proxy, which constitutes a quorum of the members, and 37 votes were cast in favor of amending the Declaration, which constitutes a majority of the votes of the Association present in person or by proxy at the the meeting.

A. Article II Section 2.1 of the Declaration currently reads:

**Section 2.1 Annual Meetings.** The first Annual Meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular Annual Meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 o'clock P.M. If the date for the Annual Meeting of the Members is a Saturday, Sunday or legal holiday, the meeting will be held at the same hour on the first day following which is not a Saturday, Sunday or legal holiday.

- B. The Association desires to hold the Annual Meeting on a fixed date.
- C. Pursuant to the Declaration and in accordance with Chapter 720 of the Florida Statutes, a majority of the voting members amended the Declaration as set forth below.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration the Association hereby declares and amends the Declaration as set forth below:

- I. The following changes and modifications to the Declaration are hereby incorporated into and made a part of the Association's governing documents as defined in the Florida Statutes, and shall be binding on all parties having any right, title, or interest in the lots, properties or land.
- II. Article II Section 2.1 Annual Meetings is deleted in its entirety and replaced with the following:

**Section 2.1 Annual Meetings.** The Annual Meeting of the Members shall be held on the first Saturday of December at 2:00 o'clock P.M of each year, or as soon thereafter as reasonably possible.


- III. Construction: To the extent that the terms, covenants and conditions of this Amendment are inconsistent with the terms of the governing documents, this Amendment shall control. In all other respects, the terms, covenants and conditions of the Declaration shall remain in full force and effect and unchanged in any manner.


**Certificate of Amendment**

We, the undersigned, hereby certify that this Amendment was adopted by the majority of the Members present in person or by proxy at the duly noticed Members' meeting at which a quorum was present held at 539 Penelosh Dr. Haines City, FL on December 7, 2018.

Witnesseth:

  
Name: LEO PACHECO

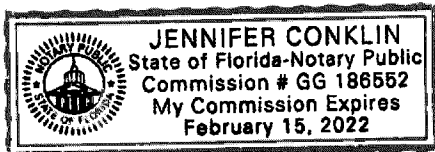
  
Name: J.A. Vaillancourt  
As Its: President

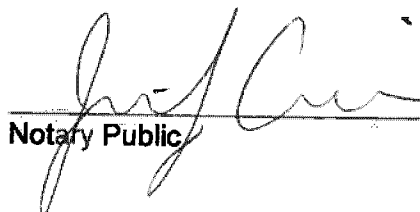
  
Name: MARIQUE M. MOORE

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing Fourth Amendment to the Declaration was acknowledged before me this 7 day of December, 2018, by Josh Vaillancourt, the President of the Association, Inc., on behalf of the corporation, who is  personally known to me or  produced \_\_\_\_\_ as identification, and who did not take an oath.

NOTARY STAMP



  
Notary Public