

TAMARAC LAKE COLONY ASSOCIATION, INC.

A FLORIDA CORPORATION NOT-FOR-PROFIT

NOTICE OF SPECIAL MEMBERSHIP MEETING

On \_\_\_\_\_ 2020, at 7:00 p.m., at The Community Center located at 7102 Brookwood Blvd, Tamarac, FL 33321, a Special Meeting of the Membership will be held for the purpose of conducting a discussion and vote of the Membership regarding a proposed amendment to the Association's Declaration of Covenants, and any such other business as may be legally conducted.

An identification of agenda items is as follows:

1. Calling of the Roll and Certifying of Proxies/Establishment of Quorum;
2. Proof of Notice of Meeting;
3. Discussion and vote of the Membership upon the proposed amendment to the Declaration of Covenants for Tamarac Lake Colony; and
4. Adjournment

Thirty percent (30%) of the total members of the Association (a "quorum") must be present, in person or by proxy, at the meeting in order for the business of the meeting to be conducted. THE MEMBERSHIP WILL CONSIDER THE PROPOSED AMENDMENT TO THE DECLARATION OF COVENANTS APPEARING ON THE ENCLOSED PROPOSED AMENDMENT LANGUAGE SHEET.

LIMITED PROXY INSTRUCTIONS FOR AMENDMENT VOTE

If you are unable to attend the Special Membership Meeting in person and wish to return the proxy so that your proxy will be counted toward the quorum requirement for the meeting, and your vote on the proposed amendments may be cast as you have instructed in your absence by your designated proxy, please note the following information:

1. A proxy must be signed by all owners of the unit or the one among them that they designated on a voting certificate.
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered by either by you or your proxy, or returned to the Association by:

MAIL TO: *Tamarac Lake Colony Association, Inc.  
7102 Brookwood Blvd  
Tamarac, FL 33321*

It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A proxy form is enclosed with this notice for your use, if needed.

All Owners are invited to attend this important Meeting. Thank you for your time and attention to this matter. This notice has also been posted on the Association property.

Dated: \_\_\_\_\_, 2020.

BY ORDER OF THE BOARD OF DIRECTORS OF  
TAMARAC LAKE COLONY ASSOCIATION, INC.

\_\_\_\_\_  
Agent for Association

TAMARAC LAKE COLONY ASSOCIATION, INC.

A FLORIDA CORPORATION NOT-FOR-PROFIT

AFFIDAVIT OF MAILING OR HAND DELIVERING OF  
NOTICE OF SPECIAL MEMBERSHIP MEETING

STATE OF FLORIDA     )  
COUNTY OF BROWARD )

BEFORE ME, personally appeared \_\_\_\_\_, Agent for the Association, who after being sworn, deposes and says that the Notice of Special Membership Meeting for Tamarac Lake Colony Association, Inc., held on \_\_\_\_\_, beginning at 7:00 p.m., at The Community Center located at 7102 Brookwood Blvd, Tamarac, FL 33321, was mailed, hand-delivered or electronically transmitted and conspicuously posted on the Association Property in accordance with applicable law. The notice was mailed, hand-delivered or electronically transmitted to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

TAMARAC LAKE COLONY ASSOCIATION, INC.

By: \_\_\_\_\_  
Agent for the Association

SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of Tamarac Lake Colony Association, Inc., a Florida not-for-profit corporation.

Personally Known \_\_\_\_\_OR  
Produced Identification \_\_\_\_\_  
\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC-STATE OF FLORIDA

\_\_\_\_\_  
My Commission Expires:

OFFICIAL ASSOCIATION LIMITED PROXY

The undersigned owner(s), or designated voter of the unit located at the address below in Tamarac Lake Colony Association, Inc. hereby appoint(s): \_\_\_\_\_ (insert name of proxyholder), or the Secretary of the Association as my proxyholder to attend the Special Meeting of the Members of Tamarac Lake Colony Association, Inc., to be held on \_\_\_\_\_, beginning at 7:00 p.m., at The Community Center located at 7102 Brookwood Blvd, Tamarac, FL 33321. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

[\_\_\_\_\_] **GENERAL POWERS:** (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required). I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

**LIMITED POWERS:** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

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**PROPOSAL:** AMEND ARTICLE 6(A) and (C) OF THE DECLARATION, AS FOLLOWS (***Additions indicated by underlining, deletions by strikethrough; and text appearing without underline or strikethrough is existing text, and remains unchanged and of full force and effect:***):

6. MAINTENANCE.

- A. Association Rights. In order to provide a uniform and reasonable standard of property maintenance the Association shall provide good property maintenance to the Common Areas and to the Exterior portions of the Units as set forth herein in a manner and with such frequency as determined by the Board of Directors. Such Exterior Unit maintenance shall include the maintenance, repair and painting of exterior walls. The exterior of all exterior doors of the Units will be painted at the same time that the exterior walls are painted, however, any and all other maintenance, repair, painting or replacement of such exterior doors shall be the responsibility of the owners, and performed at his/her sole expense. and doors, and the repair and replacement of windows, roofs, gutters and downspouts. ~~The maintenance, repair and replacement of roofs shall be the responsibility of the Association.~~
  
  - B. Owner's Obligation. To the extent that maintenance is not provided by the Association, each Owner shall keep his Unit in good repair and sanitary condition. Owners shall be responsible at their own expense for the maintenance, repair and replacement of windows, window frames, doors, sliding glass doors and frames, garage doors, gutters, and downspouts. Any replacement or modification of any of the foregoing items shall require the prior written approval of the Association. If an Owner should fail to maintain those portions of his Unit which he is obligated to maintain, the Board of Directors shall, after written notice to the Owner, have the right to enter upon the Unit to correct, repair, restore, paint and maintain such Unit at the cost of such Unit Owner. In the event that the Owner fails to pay such costs after written notice from the Association, such amounts may be collected in the same manner as an assessment, including by lien and foreclosure.
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Place an [X] in the bracket to indicate your choice.

[ ] YES – I APPROVE THE PROPOSED AMENDMENT TO ARTICLE 6(A) and (C) OF THE DECLARATION.

[ ] NO – I DO NOT APPROVE THE PROPOSED AMENDMENT TO 6(A) and (C) OF THE DECLARATION.

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Dated: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

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SUBSTITUTION OF PROXY  
DO NOT COMPLETE THIS SECTION UNLESS CHANGING PROXY DESIGNATED ABOVE

The undersigned, appointed as proxy above, does hereby designate: \_\_\_\_\_ to substitute for me in the proxy set forth above.

DATED: \_\_\_\_\_, 2020

\_\_\_\_\_  
PROXYHOLDER

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN 90 DAYS AFTER THE DATE OF THE FIRST MEETING FOR WHICH IT WAS GIVEN.

**TAMARAC LAKE COLONY ASSOCIATION, INC.**

A FLORIDA CORPORATION NOT-FOR-PROFIT

TO: *Tamarac Lake Colony Association, Inc.*  
7102 Brookwood Blvd  
Tamarac, FL 33321

**VOTING CERTIFICATE**

THIS IS TO CERTIFY that the undersigned, constituting all of the record owner(s) of the property or the president or vice president of a corporate owned unit owner at \_\_\_\_\_ (*Fill In Property Address*), within TAMARAC LAKE COLONY ASSOCIATION, INC., have designated:

\_\_\_\_\_  
*(Print the Name of ONLY ONE Person)*

as their representative to cast all votes and to express all approvals that such may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided for within the Declaration, the Articles of Incorporation, and the Bylaws of the above mentioned association.

This certificate is made pursuant to the Governing Documents of the Association and shall revoke all prior Voting Certificates, (if any), and be valid until revoked by a subsequent Voting Certificate.

**ATTENTION**  
THIS VOTING CERTIFICATE **MUST** BE SIGNED BY **ALL** OWNERS OF RECORD OF THE PROPERTY OR BY THE PRESIDENT OR VICE PRESIDENT (AND ATTESTED TO BY THE SECRETARY) OF A CORPORATE OWNED UNIT, THE GENERAL PARTNER OF A PARTNERSHIP OWNED UNIT OR A MEMBER OF AN LIMITED LIABILITY COMPANY OWNED UNIT AS CONTAINED ON YOUR DEED.

\_\_\_\_\_  
Signature of Owner/Officer/  
General Partner/Member                      Printed Name of Owner/Officer  
General Partner/Member                      Date Signed

\_\_\_\_\_  
Signature of Owner/Officer                      Printed Name of Owner/Officer  
General Partner/Member                      General Partner/Member                      Date Signed

\_\_\_\_\_  
Signature of Owner/Officer                      Printed Name of Owner/Officer  
General Partner/Member                      General Partner/Member                      Date Signed

Attested to by: \_\_\_\_\_  
Secretary/Assistant Secretary

In the event that the Association is not in possession of a Voting Certificate where required, the vote of the unit will not be permitted on any business brought before the membership including the election of directors.  
**Please be sure to complete this document and return it to the Association.**

## INSTRUCTIONS FOR COMPLETING VOTING CERTIFICATE

The Governing Documents of Tamarac Lake Colony Association, Inc., contain a Voting Certificate requirement. As such, please note the following:

1. If your unit is owned by more than one person (other than Husband and Wife) or by a corporation, according to the recorded Deed, or other instrument evidencing record title ownership, then a Voting Representative must be designated by all record owners of the unit or by the president or vice-president (and attested to by the secretary) of a corporate owner, and filed with the Secretary of the Association in its official records, on the VOTING CERTIFICATE provided in this package.
2. It is highly recommended that the VOTING CERTIFICATE enclosed be utilized to appoint the Voting Representative as required by the documents *prior* to the scheduled date and time of the meeting to ensure that any vote(s) cast by your unit will be permitted. Please complete the form and return it to the Association, along with your completed proxy.
3. The Voting Certificate completed for this meeting will remain effective until such time as it is revoked or superseded by the filing of a new Voting Certificate.
4. If a unit is owned by Husband and Wife, they may, but are not required to submit a voting certificate.