

This document prepared by
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**FIRST AMENDMENT TO BYLAWS OF METRO AT MICHIGAN
PARK CONDOMINIUM ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO BYLAWS OF METRO AT MICHIGAN PARK CONDOMINIUM ASSOCIATION, INC. ("Amendment") was made and entered into on this 8th day of December, 2025 by the members of METRO AT MICHIGAN PARK CONDOMINIUM ASSOCIATION, INC. ("Association"), whose address is c/o Zeal Realty Property Community, 2265 Lee Road, Suite 229, Winter Park, FL 32789, at a properly noticed membership meeting.

WITNESSETH

WHEREAS, the Association is a not-for-profit condominium association operating pursuant to Chapter 718, Florida Statutes; and

WHEREAS, Article 9.3 of the Bylaws provides that the Bylaws may be amended at any time by the affirmative vote of a majority vote of those owners voting in person or by proxy at any annual or special meeting; and

WHEREAS, the Board of Directors wanted to make a change to the Bylaws relating to the size of the Board; and

WHEREAS, at a meeting of the membership held on November 21, 2024, the members voted to approve the amendment to the Bylaws by a vote of 129 votes out of 137 members voting, which is at least a majority of the members voting in person or by proxy at that meeting; and

WHEREAS, the Membership Meeting was noticed to the members with at least fourteen (14) days prior to the date of the meeting; and

WHEREAS, this Amendment will become effective upon recording.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association agree as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Definitions.** Unless otherwise expressly set forth in this Amendment, capitalized terms appearing in this Amendment shall have the meanings ascribed to those terms by the Declaration or Bylaws as applicable.

Amendments. The following amendment is hereby made to the respective provisions of the Bylaws: (deleted portions are ~~struck through~~; added portions are **bold** and underlined; *** unaffected portions):

* * *

4.1 Number of Terms of Service. The Board of Directors shall consist of ~~three (3)~~ **five (5)** members. Each director shall be elected for a 1-year term. A Director's term will end at the annual election at which his successor is to be duly elected, unless he soon resigns or is recall as provided in Section 4.5 below, or in the case of a vacancy as provide in 4.4. below.

* * *

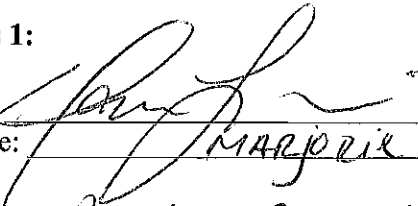
3. Construction. To the extent that the terms, covenants, and conditions of this Amendment are inconsistent with the terms of the Declaration, the terms, covenants and conditions of this Amendment shall control. In all other respects, the terms, covenants, and conditions of the Declaration shall remain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

4. Headings. The paragraph headings have been inserted for convenience and reference only, and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

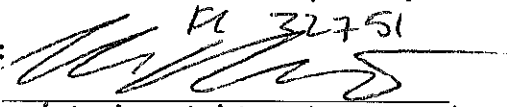
5. Severability. Invalidation of any of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances, by judgment or court order, shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the foregoing has been adopted in accordance with the Declaration and Bylaws and has been executed by the following on Dec. 8, 2025.

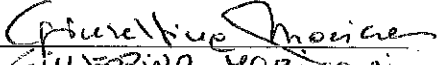
Witnesses 1:

Signature: 
Print Name: MARJORIE LYNN

Address: 818 Park Lake Pl. Maitland
FL 32751

Witness 2:
Signature: 
Print Name: Michael Matten LCAM
Address: 2265 Lee Road, Suite 209
Winter Park, FL 32789

Association:

Signature: 
Print Name: GIUSEPPINA MORICONI

As President of Metro at Michigan Park
Condominium Association, Inc.

Signature: 
Print Name: Stephanie Acosta

As Secretary of Metro at Michigan Park
Condominium Association, Inc.

STATE OF FLORIDA)
COUNTY OF BRANGE)

SWORN TO AND SUBSCRIBED before me, by means of physical presence or online notarization, this 8 day of DECEMBER, 2025, by GIUSEPPINA MORICONI and STEPHANIE ALUSTA as President and Secretary, respectively of Metro at Michigan Park Condominium Association, Inc., who is personally known to me, and who did take an oath.

Notary Public 

My Commission Expires: 3-25-29

