

This instrument prepared by:
FLORIDA ASSOCIATION ATTORNEYS
Brennan Grogan, Esq.
824 W. Indiantown Road
Jupiter, Florida, 33458
Tel: (561) 627-3585



Inst. # 3167693
Bk: 3546 Pg: 184 Pages: 1 of 55
Recorded on: 1/29/2026 2:34 PM Doc: RES
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$469.00

**CERTIFICATE OF THE AMENDMENT TO THE DECLARATION OF RESTRICTIONS
OF THE LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the Revived Declaration of Restrictions of Iroquois Park Subdivision, n/k/a as The Little Club Homeowners' Association, Inc., was recorded in Official Record Book 02337, at Page 0087, Public Records of Martin County, Florida ("Declaration");

WHEREAS, Article VIII of the Declaration states that the Declaration may be amended by the affirmative approval of a majority of the board of directors and voting members, and Article XII states that the Bylaws may be amended by approval of 75% of the board of directors and a majority of the voting members;

WHEREAS, on January 12, 2026, over 75% of the board of directors and at least a majority of the voting members consented to and approved the Amended and Restated Declaration and Bylaws contained in Exhibit "1" to this Certificate;

NOW THEREFORE, the Declaration is hereby amended in the particulars as stated in Exhibit "1" attached hereto; this amendment shall run with the real property known as Iroquois Park Subdivision, n/k/a The Little Club Homeowners' Association, Inc., and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors, assigns, tenants, guests and visitors.

CERTIFICATE OF ADOPTION OF AMENDMENT

I HEREBY CERTIFY that the amendment attached to this Certificate has been approved by the written consents required by the Declaration of Restrictions of Iroquois Park Subdivision, n/k/a as The Little Club Homeowners' Association, Inc

DATED this 14 day of January, 2026.

WITNESSES:

THE LITTLE CLUB HOMEOWNERS'
ASSOCIATION, INC.

Sharon Hammer

BY: Christine Black
President

Print Name: Sharon Hammer

Print Name: Christine Black

Address: 9601 SE Little Club Way North
Tequesta, FL 33469

Joan D. McCormack - Holder
Print Name: Joan D. McCormack - Holder
Address: 9912 SE Little Club Way South
Tequesta, FL 33469

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

SWORN TO AND SUBSCRIBED BEFORE ME by means of ☒ physical presence or ☐ on-line notarization, this 14 day of January, 2026, by Christine Black, who is personally known to me or who has produced FLDL (if left blank, personal knowledge existed) as identification and who did take an oath, and who executed this Certificate of Amendment, as his/her free act and deed as such duly authorized officer; and that the execution of this Certificate of Amendments the act and deed of the corporation.

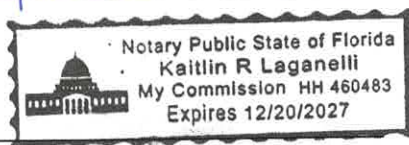
WITNESS my official seal in the County of Palm Beach State of Florida, the date and year stated above.

NOTARY PUBLIC:

Sign: Kaitlin R. Laganelli

(SEAL)

My commission expires:



NOTE: SUBSTANTIAL REWORDING OF ENTIRE DECLARATION. SEE ENTIRE ORIGINAL DECLARATION FOR PRESENT TEXT

AMENDED AND RESTATED DECLARATION OF IROQUOIS PARK SUBDIVISION
A/K/A THE LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.

This Revived Declaration of Restrictions has been approved for the purpose of reviving that certain Declaration originally recorded in the public records of Martin County, Florida at Official Records book 351, Page 780, et. seq., and amended at OR Book 836, Page 884, et. seq., and OR Book 1827, Page 2535 et. seq'.,

WHEREAS, the Declarer, Martin County Little Club, Inc., a Florida corporation, was the owner of the following described real property located in Martin County, Florida, to-wit:

See Schedule A attached hereto
And made a part hereof.

WHEREAS, said real property was subdivided as IROQUOIS PARK, according to the plat of said real property in the office of the Clerk of the Circuit Court in and for Martin County, Florida, in Plat Book 3, Page 127, and according to the re-plat of portions of Blocks 2, 3 and 5 of IROQUOIS PARK filed in Plat Book 5, Page 25, Martin County, Florida, Public Records, and

WHEREAS, the Declarer sold and conveyed residential lot within said IROQUOIS PARK SUBDIVISION, subject to the restrictions, conditions, covenants, charges, easements, reservations and agreements hereinafter described and referred to, without specifically setting forth the same in each and every contract and deed, but by reference to this declaration as filed and recorded in the office of the Clerk of the Circuit Court in and for Martin County, Florida, and

WHEREAS, the Declarer excepted and exempted from the action and operation of these restrictions, conditions, covenants, charges, easements, reservations and agreements, the following described parcels, to-wit:

Lots 22 and 23, Block 2; Lots 1 and 2,
Block 12; and Lots 1 through 9, Block 3,

which parcels the Declarer developed as part of the Recreational Facilities Included in the Long Term Lease hereinafter mentioned, and for utilities.

That the following Schedule and Other Charges Affecting the Real Property in the IROQUOIS PARK SUBDIVISION shall be, and the same is hereby made applicable to said IROQUOIS PARK SUBDIVISION, all sections thereof, and to each and every lot, tract and parcel of land situate, lying and being therein, EXCEPT the above mentioned Lots 22 and 23, Block 2, and Lots 1 and 2, Block 12, and Lots 1 through 9, Block 3, all according to the plat of IROQUOIS PARK filed in Plat Book 3, Page 127, Martin County, Florida, public records, and according to the re-plat of portions of Block 2, 3 and 5 of IROQUOIS PARK

filed in Plat Book 5, Page 25, Martin County, Florida, public records. SPECIFICALLY RESERVING, HOWEVER, unto the Declarer, its successors and assigns, each and every of the rights and privileges reserved in and by any and all of the covenants, conditions and provisions in said Schedule, said Schedule being as follows:

NOW, THEREFORE the following provisions are governing.

DEFINITIONS

- 1.1 "Articles" means the original Articles of Incorporation as amended from time to time.
- 1.2 "Assessment" means a share of the funds required for the payment of common expenses which from time to time is assessed against the Lots.
- 1.3 "Association" means The Little Club Homeowners' Association, Inc., a Florida corporation not for profit, its successors, assigns and legal representatives.
- 1.4 "Board of Directors" or "Board" means the representative body which is responsible for the administration of the Association's affairs.
- 1.5 "By Laws" mean the Amended and Restated By-Laws as amended from time to time.
- 1.6 "County" means Martin County, Florida.
- 1.7 "Declaration" means this instrument as amended from time to time.
- 1.8 "Dwelling Structure" means a residential single-family home situated on a Lot, including all improvements associated with the home on the Lot. Unless the context specifically provides or requires otherwise, reference to the term "Dwelling Structure" shall not include the Lot.
- 1.9 "Guest" means any person including family members, who are physically present in, or occupy the Lot at the invitation of the Owner or other legally permitted occupant, without requirement to contribute money, perform services or provide any other consideration to the Owner or lessee in connection with such presence or occupancy, and who have a principal residence other than the Dwelling Structure.
- 1.10 "Institutional Mortgagee" shall mean and refer to any Bonafide first mortgage encumbering a Lot which was made in favor of a bank, mortgage company, insurance company, federal or state savings and loan association, real estate or mortgage investment trust, or other lender who makes residential mortgage loans in the ordinary course of its business and is generally recognized in the community as an institutional lender.
- 1.11 "Lease" means the grant by an Owner of a temporary right of use of the Owner's Lot for valuable consideration, which would include an arrangement whereby the Lot is made available to a third party in exchange for the Owner having use rights of property of the third party. A lease shall also exist if there is a charge or fee which is labeled as a "contribution", "voluntary Gift", "reimbursement for Lot expenses" or the like.
- 1.12 "Lot" means each "lot" referred to as such on the Subdivision Plat, and intended for residential occupancy, on which a Dwelling Structure is situated.

- 1.13 "Member" or "Member of the Association" means a record Owner of a Lot.
- 1.14 "Occupy" shall mean and refer to the act of being physically present on a Lot for any duration, whether or not staying overnight. "Occupant" is a person who occupies a Lot. A "permanent occupant" means a person who is occupying a Lot other than as a Guest or for a vacation.
- 1.15 "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot, but excluding those having such interests merely as security for the performance of an obligation.
- 1.16 "Rules and Regulations" means those rules and regulations promulgated from time to time by the Board of Directors, governing the use of the Properties, including the Lots, and the operation of the Association.
- 1.17 "Subdivision Plat" means and refers to the plat of "IROQUOIS PARK, according to the Plat thereof recorded in Plat Book 3, at Page 1271, public Records of Martin County.
- 1.18 "Voting interest" means and refers to the arrangement established in the Governing Documents by which the Owners of each Lot collectively are entitled to one vote in Association matters, except that a Voting Interest shall not apply to a Lot where the voting rights of a member are suspended pursuant to the By-Laws. Any-voting interest suspended shall revise the denominator of any fraction for computation of approval-or consent under the Governing Documents.

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be transferred, sold, conveyed and occupied subject to this Declaration, is legally described in Exhibit "A" attached to and made a part of this Declaration, and further and more particularly described in the Revived Declaration of Restrictions, recorded on June 27, 2008, in Official Record Book 2337, page 0087-008, Martin County, Florida.

Article I – GENERAL PROVISIONS

The IROQUOIS PARK SUBDIVISION a/k/a LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC., ("ASSOCIATION") is a Florida, not-for-profit corporation governed by Florida Statutes 720 and 617. The Association and its members will be governed by this Declaration of Covenants, its Articles of incorporation, By Laws, and its Rules and Regulations. The covenants and restrictions provided herein shall run with and bind the land and shall enure to the benefit of and be enforceable by the ASSOCIATION.

Article II – PERMITTED AND PROHIBITED USES

1. The premises shall not be used or occupied by other than a single family and shall not be used for other than residential use. The IROQUOIS PARK SUBDIVISION, a/k/a The Little Club Homeowners' Association, Inc., is a community which is intended and operated as Housing for Older Persons, and has significant facilities and services specifically designed to meet the social needs of Older Persons. More than 80% of the lots in the Iroquois Park Subdivision are occupied by at least one person who is 55

years of age or older. The Board of Directors, in their discretion, may permit occupancy of a lot or lots where no resident is 55 years of age or older to avoid hardship or, in special circumstances, provided, however, that at no time shall less than 80% of all the lots in the Iroquois Park Subdivision be occupied by at least one resident who is 55 years of age or older. Consistent with the policies and intention to provide housing for Older Persons, no children under the age of eighteen (18) years shall be permitted to use or occupy any part of the subject property except as guests, for a period not to exceed thirty (30) consecutive days, or forty-five (45) days cumulatively in any twelve (12) month period. Retail or Commercial Businesses of any kind are specifically prohibited.

2. One lot, as shown on the plat of IROQUOIS PARK or re-plat of portions of Blocks 2, 3, and 5 of IROQUOIS PARK, shall be the minimum building area upon which a single-family residence and the usual outbuildings shall be constructed. Garages shall be attached to the residence. Garage doors shall be kept in a closed position. Unless required by a specific activity, garages doors shall not be left open all day long.
3. When construction of any building is once begun, work thereon must be prosecuted diligently and completed within a reasonable time.
4. No outbuildings shall be used for permanent or temporary residence purposes, except the use of a temporary toilet facility for workmen.
5. No owner or any part of the property will do or permit any unlawful conduct or any act upon his property to be done, which may be or is or may become a nuisance. Complaints of nuisance violations should be submitted to the Board in writing and signed for official handling.
6. No sign of any character shall be displayed or placed on any part of the property except by written permission of the Association. The Board may approve certain signs such as House for Sale signs. If approved, signs must be in good taste. Political endorsement and garage sale signs are specifically prohibited.
7. No animals, birds, or fowl shall be kept or maintained on any part of the property except dogs, cats, and pet birds (except parrots) which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants but not for any commercial use or purpose. Dogs are not permitted to roam loose or unattended. They must be leashed and their droppings removed. Dogs should not be walked on neighboring properties but kept to the roadside areas.
8. Clotheslines or dry yards shall be so located so as not to be visible from the street serving the premises or from the golf course.
9. All garbage and trash containers, oil tanks, water pumps and tanks, and bottled gas tanks shall be placed underground or in walled-in areas so that they shall not be visible from the surrounding properties. No unsightly structures shall be permitted for this purpose. Garbage receptacles shall be in complete conformity with sanitary rules and regulations. No garbage incinerators shall be permitted.
10. No trailers or habitable motor vehicles of any nature shall be kept on or stored on any part of the property except within an enclosed garage. No boats, on or off trailers, may be parked on any part of the property except in an enclosed garage.

- a. Parking of a motor home or camping trailer for the purpose of packing, cleaning, etc. will be permitted for ONE overnight only unless parked in an enclosed garage.
 - b. Pods are permitted for no longer than seven (7) days and must be placed in the owner's driveway.
 - c. Car lubrications, oil changes or major repairs are not permitted except in an enclosed garage.
 - d. Vehicles with advertising shall not be parked outside overnight. Vans must have standard seats and windows throughout and be able to fit in an enclosed garage.
 - e. Sport utility and minivan vehicles are allowed.
 - i. Vehicles must have passenger seating throughout and conventional glass windows.
 - ii. No commercial signage is permitted.
 - iii. No vehicles with lift kits, raised springs, or dual wheels are permitted.
 - iv. All materials, tools, etc. in truck beds must not be seen from the street.
 - f. Vehicles shall not be parked on lawns.
11. Each owner is responsible, at his or her expense, for the maintenance, repair and replacement of their entire Lot and Dwelling Structure. Each Owner must perform promptly all maintenance, repairs and replacement for which the Owner is responsible which are necessary to ensure good and quality condition, and/or which if not performed would affect any of the Properties, including any Lot(s) belonging to any other Owner(s). The term "good and quality condition" includes but is not limited to requiring the Dwelling Structure and all exterior improvements on the Lot to be kept clean and free of algae, stains and mildew, all exterior components on the Lot shall not have cracked, chipped, faded, broken, worn, torn, stained or missing components. Each Owner shall promptly report to the Association or its agents any defect or need for repair on the Properties for which the Association is responsible to maintain, repair and replace under this Declaration. Driveways and sidewalks shall be kept free of cracks, stains, mildew and dirt at all times. No underbrush or other unsightly growth shall be permitted to grow or remain upon any part of the property, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Lawns and grounds must be maintained especially in the absence of the owner. In the event that any property Owner shall fail or refuse to keep the demised premises free of weeds, underbrush, or refuse piles or other unsightly growths or objects, the Association or their successors or assigns may enter upon said lots and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass. The cost of such removal shall constitute a lien on said Lot.
12. No substantial changes in elevations of the land shall be made on the premises without prior written permission of the Association. Except as authorized by the Federal Communications Commission, television antennae, other than concealed type use inside attic space, shall not be permitted. Satellite dishes of a size approved by Federal/Florida law will be allowed.

13. No individual water supply system shall be permitted except solely for irrigation purposes, swimming pools, or for other non-domestic use.
14. All roofs whether concrete tile or vinyl or fiberglass shingle must be cleaned as needed to remove unsightly mold and mildew.
15. Shutters or other materials for storm protection are allowed up, only during hurricane season June 1st - December 1st. An exception is the installation of shutters one week prior to seasonal relocation with Board approval.
16. Noise restrictions:
According to Martin County Code of Ordinances, sound noise restrictions are in effect from 9:00pm through 7:00am Sunday through Thursday and 11pm – 7am Friday and Saturday.
17. Commercial vehicles cannot be parked outside overnight. Overnight hours are from 12am – 6am.
18. Owners Responsible. Owners are strictly responsible to ensure their family members, guests, agents, lessees, invitees, etc. or any occupants of the Lots comply with the Governing Documents and Rules and Regulations and architectural guidelines of the Board of Directors, as amended from time to time; and the statutes which apply; and as such, are responsible and liable to the Association for violations of same by their family members, guests, agents, lessees, servants, etc. or any occupants of their Lots.

ARTICLE III – APPROVAL OF BUILDING PLANS

The plans and specifications for all buildings, swimming pools, enclosures, walls, fences, hedges used as walls and other improvements must be compatible with other homes in the ASSOCIATION and they, together with the plot plan, shall be submitted to the HOA Board in writing for approval before any work on said building commences. The ASSOCIATION may charge a reasonable fee to review applications for all architectural modifications, changes, or improvements.

Architectural Committee Guidelines:

1. The following items of the Architectural Style Features require committee review and board approval prior to commencement of work.
 - A. Roofs:
Before contracting to replace an existing roof, approval MUST be obtained from the Architectural Committee. The roofing type of metal, vinyl, concrete tiles or fiberglass shingles must be white, silver, or light tan. Samples are available for comparison and must be presented to the Architectural Committee prior to commencement of the roofing project. All roofs must be cleaned as needed to remove unsightly mold and mildew.
 - B. Driveways:
Initial painting or repainting of driveways must not be undertaken without approval. Failure to comply will result in a violation and possible fine. Resident/Owner must submit a request in writing, including a color sample, to the Architectural Committee for approval. Colors should be similar to concrete or soft gray, painting of slate style

to include cracks to camouflage and pavers in gray tones. Drives must be concrete or pavers.

C. Exterior House, Trim, and Garage Painting:

The homeowner's dwelling shall be maintained, and any future painting shall not be undertaken without the approval of the Architectural Committee, and the Association Board will grant final approvals. Acting in accordance with prevailing norms, standards, resemblance and similarity within the community light pastels and soft deep tones conform. The homeowner must provide color samples.

D. Storage Sheds:

Storage sheds of any kind are prohibited.

E. Mailboxes, Flag Poles:

Mailboxes and Flag Poles must follow Postal Service requirements and county codes.

F. Fences:

All plans for erecting a fence must first be submitted for approval from the Architectural Committee and reviewed by the Board of Directors. If approved, the necessary Martin County permits must be obtained, and a copy given to the committee.

Fences MUST be picket style.

- NOT solid or a privacy fence, unless only along the back property line abutting Turtle Creek.
- The picket slats are no more than three feet tall.
- Be constructed behind the back house line, not extending beyond the width of the house.
- Be the color white (made of PVC); black; or wrought iron.
- Fence shall NOT be placed upon any part of the property which will interfere with the rights of ingress and egress as stated in Paragraph one of Article IV of the Declaration of Restrictions for Little Club.
- The depth of the proposed fence shall be reviewed and evaluated by the Architectural Committee and the Board of Directors, as each property plot is unique and the impact on neighboring properties must be evaluated.

The Board reserves the right to deny a fence request that does not follow the guidelines.

L shaped panels or fencing for shielding garbage or recycling bins from view must be pre-approved by the Architectural Committee.

ARTICLE IV – STREETS, EASEMENTS AND RIGHT OF WAY

1. The ASSOCIATION has and hereby reserves unto itself, its successors and assigns, all easements for utilities or drainage shown on the recorded plat and re-plat referred to hereinabove, and full rights of ingress and egress for itself, its agents, employees and assigns over any part of the property for the purpose of installing and servicing the utilities and drains for which easements are reserved, including all street and road rights of way.

2. No structures, including wall, fences, paving or plantings shall be erected upon any part of the property, which will interfere with the rights of ingress and egress.

ARTICLE V – ASSESSEMENTS FOR MAINTENANCE AND RECREATION LEASE

1. The Association is responsible for maintaining the high standards of IROQUOIS PARK SUBDIVISION, providing for the security of the residents and the maintenance and improvement of the common lands in the Subdivision.
2. Each owner of a lot within the IROQUOIS PARK SUBDIVISION agrees to pay to the Association: 1) Annual assessments or charges, and 2) Special assessments for lawful purposes.
3. Each month, each Owner of property in IROQUOIS PARK SUBDIVISION shall pay to the LITTLE CLUB HOMEOWNERS' ASSOCIATION, in advance, the total assessment charged against his property. The charge will be delinquent when not paid within ten (10) days after it becomes due. In the event an Owner acquires title to property in the Subdivision after the 1st of any month, the monthly maintenance charge will be prorated as of the date on which such Owner acquires title.
4. The assessment levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in said Subdivision and in particular for the use, improvement and maintenance of properties, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Properties and of the homes situated in said Subdivision, including but not limited to the following possible expenditures. The payment of taxes, bonds, and insurance, if any, police protection, attorney fees, HOA operating supplies and materials, monthly payments to the Recreation Board for use of facilities, and monthly payment for internet and television usage.
5. In addition to the annual assessments authorized, the Association may levy in any assessment year a special assessment, for any lawful purpose.
6. If the assessments are not paid on the date when due, such assessment shall become delinquent and shall, together with any late fees, interest, attorney fees, and the cost of collection thereof as hereinafter provided, become a continuing lien on the property, which shall be binding on the then Owner, and Unit, his heirs, devisees, personal representatives, and assigns. If the assessment is not paid within ten (10) days after the delinquency date, the assessment shall bear both a late fee in the amount of \$25.00 per assessment, and interest from the date of the delinquency at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the property, and Owner for any unpaid assessments, late fees, interest, attorney fees or costs.
7. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the properties subject to assessment; provided however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of

any such subsequent assessment. Should a third-party purchaser acquire title at any mortgage foreclosure sale, it shall be liable for all assessments, interest, late fees, attorneys' fees, and costs due and owing at the time of acquiring title.

8. Rent Demands. The Association shall be permitted to obtain an assignment of rent and receive rent where an Owner is delinquent in the payment of any monetary obligation to the Association, as provided for in Florida Statute 720.3085(8), as amended from time to time.

ARTICLE VI: ASSOCIATION PROCEDURES & BOARD ELECTIONS

The ASSOCIATION's procedures, including how it shall conduct its meetings; and elections shall be pursuant to its Articles of Incorporation and By Laws, which are attached as "Exhibits B" and "C".

ARTICLE VII – SALE AND LEASING RESTRICTIONS

Section 1. Manner of Admissions:

Every person owning property in IROQUOIS PARK SUBDIVISION must become a member of the Association and shall make a written application to the Admissions Committee giving complete information regarding the applicant's qualifications, residential address, business address, two personal references and information as the Board of Directors shall from time to time require. A reasonable fee as determined by the Board of Directors shall be paid to the HOA and a consent form allowing a background check signed prior to the interview. Upon completion of a satisfactory background check conducted by the HOA an interview will be conducted. At the interview the rules and regulations of the community will be reviewed, and the applicant will attest in writing that they have read them "Little Club Homeowner's Association, Inc. By Laws and Declarations of Restrictions" and will abide by them. The admissions committee shall notify the applicant of the rejection or acceptance of the application and, if accepted, give the necessary forms for closing. Approved application for membership shall become final when the applicant becomes owner of real property, as hereinabove defined. Any permanent occupancy changes or additions require the same application process as a new applicant or renter, including the fee and background check. Caretakers staying up to three months may be exempted from the fee and background check upon notification to the Board. Failure to do so constitutes a violation which will be addressed as per Statute 720-305. An owner intending to make sale, lease or gift of their Lot or give interest in the Lot shall give the Board of Directors written notice of such intention at least thirty (30) days prior to the intended closing date, lease date, or transfer date, together with the name and address of the proposed purchaser and/or intended occupant, and executed copy of the sales contract or lease agreement, and such other information as the Board may reasonably require, and the transfer fee has been paid. All transfers and intended occupants must obtain approval.

Good cause for disapproval of sales, leased, gifts or any and all transfer of interest shall include but not be limited to the following:

- a. The person seeking approval or intended occupants have been convicted of a felony involving violence to people or property, or felony drug offenses.

- b. The application for approval on its face indicates that the persons seeking approval or intended occupants intend(s) to conduct themselves in a manner inconsistent with and/or are unable to comply with the Governing Documents and/or Rules and Regulations of the Association.
- c. The person seeking approval has failed to provide the information, fees, including appearances required to process the application in a timely manner, or provided false information during the application process, or the required transfer fee is not paid.
- d. If the owner has outstanding assessments or financial obligations at the time of the application review and fails to remit payment within the period specified by the Board.
- e. The person seeking approval or intended occupants fails to give proper notice under this Section of their intention to transfer title or occupy the unit.
- f. The creditworthiness of the purchaser is such that there is a reasonable belief that the person will be unable to pay monetary obligations due and owing to the Association as an owner.

Section 2. Termination of Membership: Whenever any member ceases to have all the qualifications necessary for admission to membership in the Association, then such member shall terminate.

Section 3. Admissions Committee: The President may appoint an Admissions Committee, consisting of a minimum of two (2) members of the Association who may, but need not, be a member of the Board of Directors. The Association reserves the right to do a background check on applicants. Upon approval by the Committee, the proposed member will pay an Estoppel Fee prior upon closing on the property. The amount of this "fee" shall be determined by the Board of Directors. At the time of admissions interview, the fee shall be paid to the Association.

Section 4. Leasing:

- a. No Owners shall lease the Lot and Dwelling Structure for the two years of ownership. The timeframe shall be measured from the recording of the deed or other instrument transferring title to the Lot. The foregoing shall apply whether the agreement is a lease, rental or license agreement, and shall be in conjunction with Florida Statute Section 720.306(1)(h). This section shall not apply to any Owner who acquires title to the Lot as a gift or devise. After two years, an owner who is not in residence may rent their home. No home may be rented for a period of less than three months in a 12-month period. The renter is subject to the applicable admission process outlined in Section 1.
- b. A resident cannot own more than two homes in Little Club.
- c. An owner who is not in residence is still responsible for the maintenance and upkeep of said property and compliance with the Homeowners Association By Laws and Deed Restrictions.
- d. A homeowner who is not in residence may allow relatives such as parents to reside therein for up to three months, at which time it will be deemed an occupancy change and the admissions process will take place and background

checks will be required. The terms of residence shall be the same for renters. In NO CASE shall individual rooms be rented. Little Club homes are intended for single families only.

- e. A homeowner not in residence assigns their Recreation rights to the renters in residence and the owner will be required to pay guest fees for the Recreation use.
- f. Note that LCHOA is an Adult Community. All existing Declaration of Restrictions with at least one member of that family is 55 years of age or older. No children under the age of eighteen (18) shall be permitted to use or occupy the rental property except as guests for a period not to exceed (30) thirty consecutive days or 45 cumulatively in any 12-month period. Exceptions to residing before renting for a home inherited by immediate family members (children, siblings) maybe considered by the Board.

ARTICLE VIII – NOTICE

Any notice required to be sent to any Member or Owner under the provision of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing, unless an owner consents to receiving electronic mail.

ARTICLE IX – ENFORCEMENT

Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any dispute under the Association's Declaration of Covenants, Articles of Incorporation, By Laws, and Rules and Restrictions is entitled to prevailing party attorneys' fees, including fees for fees. The Association retains all remedies under Florida Statute 720.305, as it may be amended from time to time, including but not limited to levying fines, suspension of use rights, and the suspension of voting rights.

ARTICLE X – MODIFICATION

The restrictions, conditions, covenants, agreements and provisions contained in the Articles of this Declaration may be modified only by a vote of at least a majority of the votes of the members of the association agreeing to modify said restrictions, conditions, covenants, agreements and provisions in whole or in part; written notice of the proposed agreement must be sent to every lot owner at least ninety (90) days in advance of any action taken.

All instruments executed for the purpose of annulling, waiving, changing, enlarging or modifying any covenants, agreements and provisions, conditions and restrictions of this

instrument shall be recorded in the office of the Clerk of the Circuit Court in and for Martin County, Florida.

ARTICLE XI – RIGHT TO ASSIGN

Any or all of the rights and powers, charges, titles, trusts, and estates reserved or created in or given to the LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC. in the Declaration may be assigned to any one or more persons, corporations or associations, public or private, that will agree to assume said rights, powers, duties and obligations and carry out and perform the same. Any such assignment or transfer shall be made by an appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such rights and powers; and such assignee or transferee shall thereupon have the same rights and powers and be subject to the same obligations and duties as are herein given to and assumed by the Association thereupon being released therefrom and from all further liabilities.

Invalidation of any one of these covenants or restrictions by judgement or court order shall in no way affect the other provisions, which shall remain in full force and effect.

ARTICLE XII – TELEVISION ANTENNA SYSTEM

The Association hereby reserves unto itself, its successors or assigns, the sole and exclusive right to install, maintain, and operate a coaxial cable television antenna system over, upon and within the easements and rights of way in the IROQUOIS PARK SUBDIVISION.

The Articles of incorporation of the Little Club Homeowners Association, Inc. are attached hereto as Schedule "B" and the Bylaws of the Little Club Homeowners Association, Inc. are attached hereto as Schedule "C".

CERTIFICATE OF ADOPTION OF AMENDED AND RESTATED DECLARATION

The undersigned, being the president of LITTLE CLUB HOMEOWNERS, ASSOCIATION, INC., hereby certifies that the foregoing was approved by not less than a majority entire membership of the Board of Directors then serving, obtained at a meeting held on January 12, 2026, with quorum present; and was approved on January 12, 2026 by the vote of not less than a majority of the voting interest of the Owners.

IN WITNESS WHERE OF, the Association has caused these presents to be executed in its name and its corporate seal to be affixed by its president on the 15 day of January 2026.

WITNESSES:

Sign: Maureen Hobson
Print: Maureen Hobson
Address: 824 W Indian town Rd
Jupiter FL 33458
Sign: [Signature]
Print: Brennan Gray
Address: 824 W Indian town Rd
Jupiter, FL 33458

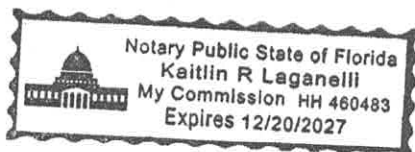
STATE OF FLORIDA)
PALM BEACH) SS.
COUNTY OF MARTIN)

THE LITTLE CLUB HOMEOWNERS
ASSOCIATION, INC.

By: [Signature]
PRESIDENT
Print: Christine Black
Address: 9512 SE Little Club
Way S
Tequesta FL
33469

I HEREBY CERTIFY that on this 15 day of January 2026
before me personally appeared Christine Black, President of THE
LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit
corporation, who is personally known to me or who has produced FL DL (if
left blank, personal knowledge existed) as identification and who did not take an oath
and who executed the aforesaid as their free act and deed as such duly authorized
officers; and that the official seal of the Corporation is duly affixed and the instrument is
the act and deed of the Corporation.

WITNESS my signature and official seal at Jupiter in the County of
MARTIN, State of Florida, the day and year last aforesaid.
PALM BEACH



NOTARY PUBLIC:

Sign: Kaitlin R. Laganelli
Print: Kaitlin R. Laganelli

SCHEDULE "A"

LEGAL DESCRIPTION

Lots 1-8, Block 1; lots 1-10 and 17-21, Block 2; lots 10-16, Block 3, lots 1-17, Block 4; lots 2-7, Block 5; lots 1-8, Block 6; lots 1-8, Block 7; lots 1-8, Block 8; lots 1-8, Block 9, lots 1, 2, 7 and 8, Block 10; lots 1, 2, 4, 6, 7, 12 and 13, Block 11; and lots 3-17, Block 12; all according to the Plat of Iroquois Park as recorded in the Office of the Clerk of the Circuit Court in and for Martin County, Florida, in Plat Book 3, Page 127. AND ALSO lots 12-16, Block 2; and lot 1 of Block 1; all according to the Replat of portions of Blocks 2, 3 and 5, Iroquois Park, as recorded in the Office of the Clerk of the Circuit Court in and for Martin County, Florida, in Plat Book 5, Page 25.

EXHIBIT "A"

SCHEDULE "B"

List of Parcel Owners and the Legal Description of Each Parcel

All references to BLK and LOT are according to the Plat of Iroquois Park as recorded in the Office of the Clerk of the Circuit Court in and for Martin County, Florida, in Plat Book 3, Page 127. AND according to the Replat of portions of Blocks 2, 3 and 5, Iroquois Park, as recorded in the Office of the Clerk of the Circuit Court in and for Martin County, Florida, in Plat Book 5, Page 25.

Copy

Copy

Copy

BARRY AND CATHERINE FENNELL
9320 SE Little Club Way North
Tequesta, FL 33469
BLK 1 LOT 5

RICHARD & VIRGINIA BRENNAN
18376 SE Courtview Circle
Tequesta, FL 33469
BLK 1 LOT 6

ANDY & JEANNIE ALEXANDER
18386 SE Courtview Circle
Tequesta, FL 33469
BLK 1 LOT 7

CURT & HARI GENDRON
18390 SE Courtview Circle
Tequesta, FL 33469
BLK 1 LOT 8

SUSAN VAN CLEVE
9321 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 5

ROBERTO & MIRIAM CALDERIN
18296 SE Courtview Circle
Tequesta, FL 33469
BLK 2 LOT 6

MILINDA SCHLUETER
18286 SE Courtview Circle
Tequesta, FL 33469
BLK 2 LOT 7

PETER & SHELLEY NATHAN
18285 SE Courtview Circle
Tequesta, FL 33469
BLK 2 LOT 8

PEGGY BRADLEY
18295 SE Courtview Circle
Tequesta, FL 33469
BLK 2 LOT 9

CARLOS & LAURA FLORES
18315 SE Courtview Circle
Tequesta, FL 33469
BLK 2 LOT 10

GARY WERST
9401 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 12

DIANE MCLANE
9411 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 13

BILL & MYRNA SCHMIDT
9421 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 14

CHARLES & ANGELA CARHART
9441 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 15

MARGARET TAYLOR
9461 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 16

PETER PIMENTEL
9481 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 17

ELAINE HEROUX
9501 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 18

KEN & MONICA GAMECHE
9521 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 19

ANTONIO MOLLO
9541 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 20

DAVID & PENELOPE COMPTON
9561 SE Little Club Way North
Tequesta, FL 33469
BLK 2 LOT 21

BETTY TEMPLIN
18395 SE Courtview Circle
Tequesta, FL 33469
BLK 3 LOT 1

FRANK & JOY STEMPLER
18385 SE Courtview Circle
Tequesta, FL 33469
BLK 3 LOT 2

ROBERT ZIMMERMAN
9390 SE Little Club Way North
Tequesta, FL 33469
BLK 3 LOT 3

SHEILA WAUGH
9400 SE Little Club Way North
Tequesta, FL 33469
BLK 3 LOT 4

CLIFFORD & DEBORAH ROBERTS
9412 SE Little Club Way North
Tequesta, FL 33469
BLK 3 LOT 5

LINDA JESEK
9422 SE Little Club Way North
Tequesta, FL 33469
BLK 3 LOT 6

DIANE CANTANZARO
9432 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 7

ROSE MARIE PATTERSON
9452 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 8

GREGG & GAIL MOCK
9482 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 10

CHARLES KURLAND
9492 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 11

CHRISTINE BLACK
9512 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 12

JAMES & AMY SECHIANO
9532 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 13

RHONDA MARIN
9552 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 14

GLORIA MARTINEZ & MIGUEL ARRIETA
9572 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 15

KENNETH LEE
9582 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 16

ROSEMARY RITT
9472 SE Little Club Way S
Tequesta, FL 33469
BLK 3 LOT 9 & 17

DAVID BALLE
9602 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 1

PAUL & SARAH ALEXANDER
9622 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 2

ANN BRICKLE
9632 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 3

JAMES MILLER
9652 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 4

NANCY KORN
9672 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 5

ROBERT & SEAN COULTER
9692 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 6

FRANK & MARY ZEVEN
9702 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 7

JAMES & CLAUDIA LOVAS
9722 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 8

DIANNE WENTA
9752 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 9

PAULA DANLEY
9772 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 10

ELEANOR EBNOR
9792 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 11

JOHN & CAROL ANDERSON
9812 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 12

JOHN TRACY
9842 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 13

STEPHANIE HANEMANN
9852 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 14

PATRICIA CASEY
9872 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 15

TAB & KATHLEEN GEHRKE
9892 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 16

THOMAS & JOAN HOLDER
9912 SE Little Club Way S
Tequesta, FL 33469
BLK 4 LOT 17

RONNIE & DEBRA PHELAN
9480 SE Little Club Way North
Tequesta, FL 33469
BLK 5 LOT 2

JAMES & MARY KELLY
9471 SE Little Club Way S
Tequesta, FL 33469
BLK 5 LOT 3

DEAN WRY
9503 SE Little Club Way S
Tequesta, FL 33469
BLK 5 LOT 4

JANET KOONS
18354 SE Tee Lane
Tequesta, FL 33469
BLK 5 LOT 5

ROBIN ANDERSON
18334 SE Tee Lane
Tequesta, FL 33469
BLK 5 LOT 6

KAYSONE MENDOZA
9510 SE Little Club Way North
Tequesta, FL 33469
BLK 5 LOT 7

BARBARA SCULLY
9550 SE Little Club Way North
Tequesta, FL 33469
BLK 6 LOT 1

PAUL GAGNE
18333 SE Tee Lane
Tequesta, FL 33469
BLK 6 LOT 2

LILLIAN LUISE
18353 SE Tee Lane
Tequesta, FL 33469
BLK 6 LOT 3

PEARL MILLS
9543 SE Little Club Way S
Tequesta, FL 33469
BLK 6 LOT 4

LIVIA PEPPER & ROGER FARDIN
9563 SE Little Club Way S
Tequesta, FL 33469
BLK 6 LOT 5

MARY JO SAYLES
18352 SE Pool Lane
Tequesta, FL 33469
BLK 6 LOT 6

NEIL MOUNCE
18332 SE Pool Lane
Tequesta, FL 33469
BLK 6 LOT 7

PEGGY PERRY
9570 SE Little Club Way North
Tequesta, FL 33469
BLK 6 LOT 8

JUDITH HAGADORN
9600 SE Little Club Way North
Tequesta, FL 33469
BLK 7 LOT 1

KATHY BALLARD
18331 SE Pool Lane
Tequesta, FL 33469
BLK 7 LOT 2

JACQUE BLAIR
18329 SE Pool Lane
Tequesta, FL 33469
BLK 7 LOT 3

MARILYN MOORE
9583 SE Little Club Way S
Tequesta, FL 33469
BLK 7 LOT 4

GLADYS (GIGI) LEEB
9603 SE Little Club Way S
Tequesta, FL 33469
BLK 7 LOT 5

LISA SHANK
18340 SE Club Lane
Tequesta, FL 33469
BLK 7 LOT 6

DICK & LESLEY SWAYLIK
18320 SE Club Lane
Tequesta, FL 33469
BLK 7 LOT 7

MICHAEL CIOCCI & ROBIN ELIA
9620 SE Little Club Way North
Tequesta, FL 33469
BLK 7 LOT 8

RONALD & DEBRA PHELAN
9660 SE Little Club Way North
Tequesta, FL 33469
BLK 8 LOT 1

CHARLES & ALICE LORD
18319 SE Club Lane
Tequesta, FL 33469
BLK 8 LOT 2

TOM & KATHY VICTOR
18339 SE Club Lane
Tequesta, FL 33469
BLK 8 LOT 3

CATHERINE EGAN
9663 SE Little Club Way S
Tequesta, FL 33469
BLK 8 LOT 5

DIANE DELANO
18348 SE Par Lane
Tequesta, FL 33469
BLK 8 LOT 6

RICHARD CZLAPINSKI
18328 SE Par Lane
Tequesta, FL 33469
BLK 8 LOT 7

SHARON HAMMER
9643 SE Little Club Way S
Tequesta, FL 33469
BLK 8 LOT 7

ALFONSO & MAGGIE CHAO
9680 SE Little Club Way North
Tequesta, FL 33469
BLK 8 LOT 8

HELENA SLINEY
9861 SE Little Club Way North
Tequesta, FL 33469
BLK 8 LOT 9

NANCY SCHILLER
18307 SE Par Lane
Tequesta, FL 33469
BLK 9 LOT 1

MARY JANE SEITZ
18327 SE Par Lane
Tequesta, FL 33469
BLK 9 LOT 2

TONY & DALAINE SPIRITOSO
18347 SE Par Lane
Tequesta, FL 33469
BLK 9 LOT 3

ANN PIVIROTTTO
9703 SE Little Club Way S
Tequesta, FL 33469
BLK 9 LOT 4

GARY BURNHEIMER & LUCY MAGOULICK
18366 SE Birdie Lane
Tequesta, FL 33469
BLK 9 LOT 5

LINDA RICHARDS
18346 SE Birdie Lane
Tequesta, FL 33469
BLK 9 LOT 6

CHRISSY NAYLOR
18326 SE Birdie Lane
Tequesta, FL 33469
BLK 9 LOT 7

MIKE SHEETO
9740 SE Little Club Way North
Tequesta, FL 33469
BLK 9 LOT 8

RICH & MARY ANN ARNONE
18305 SE Birdie Lane
Tequesta, FL 33469
BLK 10 LOT 1

RHODA WESSNER
18325 SE Birdie Lane
Tequesta, FL 33469
BLK 10 LOT 2

TODD & PATRICIA HICKORY
18345 SE Birdie Lane
Tequesta, FL 33469
BLK 10 LOT 3

ANGELO DIPIERRO
18365 SE Birdie Lane
Tequesta, FL 33469
BLK 10 LOT 4

JEAN BARKER
9793 SE Little Club Way S
Tequesta, FL 33469
BLK 10 LOT 5

JOHN MAURER
18332 SE Eagle Lane
Tequesta, FL 33469
BLK 10 LOT 6

ROBERTO & MIRIAM CALDERIN
18312 SE Eagle Lane
Tequesta, FL 33469
BLK 10 LOT 7

SPYRIDON & ANGELA VASILATOS
18302 SE Eagle Lane
Tequesta, FL 33469
BLK 10 LOT 8

DANA & SUSAN SCHAUER
9840 SE Little Club Way North
Tequesta, FL 33469
BLK 11 LOT 1

GEORGE GALLAGHER
18313 SE Eagle Lane
Tequesta, FL 33469
BLK 11 LOT 2

DAVID & MELANIE CZERNIAK
18333 SE Eagle Lane
Tequesta, FL 33469
BLK 11 LOT 3

AL & LYNN DAMMEYER
18353 SE Eagle Lane
Tequesta, FL 33469
BLK 11 LOT 4

ANGELA MCPARTLAND
9863 SE Little Club Way S
Tequesta, FL 33469
BLK 11 LOT 5

BETSY CONERLY
9850 SE Little Club Way North
Tequesta, FL 33469
BLK 11 LOT 6

DONALD & NOREEN GIESER
9870 SE Little Club Way North
Tequesta, FL 33469
BLK 11 LOT 7

ED & ANN FERNANDEZ
9883 SE Little Club Way S
Tequesta, FL 33469
BLK 11 LOT 8

MARGARET YOERKIE
9890 SE Little Club Way North
Tequesta, FL 33469
BLK 11 LOT 12

TIMOTHY TUOHY
18220 SE Wooden Bridge
Tequesta, FL 33469
BLK 11 LOT 13

JUDITH FAGAN
18240 SE Wooden Bridge
Tequesta, FL 33469
BLK 11 LOT 14

LISA GAVALES & JOHN CONNORS
18260 SE Wooden Bridge
Tequesta, FL 33469
BLK 11 LOT 15

WILLIAM & KATHLEEN TROBAUGH
9651 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 3

TERRY & GILLIAN ROSE
9681 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 5

RON & LINDA JOHNSON
9701 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 6

MICHAEL & MARYANN CHAMBERS
9721 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 7

FRANK & MARGARET AVIS
9741 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 8

MARCIA ARSENAULT
9771 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 10

STEVE BOJCZAK
9791 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 11

CONSTANCE RAPPAPORT
9671 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 11

JAMES & DALILA MAGILL
9811 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 12

ANGELA WORKINGER & DON MALLOY
9841 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 13

RICHARD & SONIA VERFAILLE
9761 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 14

KRISTINA ETTER
9871 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 15

LOUIS RAVASIO
9881 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 16

SONIA GREEN
9901 SE Little Club Way North
Tequesta, FL 33469
BLK 12 LOT 17

EXHIBIT "B"
SCHEDULE "D"

**CERTIFICATE OF AUTHENTICITY
OF THE
ARTICLES OF INCORPORATION
OF
LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, the President and Secretary of Little Club Homeowners' Association, Inc., do hereby certify that to the best of their knowledge and belief, the attached document is a true and accurate copy of the Articles of Incorporation as originally adopted for Little Club Homeowners' Association, Inc., and filed with the Secretary of State of the State of Florida on January 15, 1973.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed in its name by its President, Secretary and its corporate seal affixed this 10th day of April 2008.

WITNESSES

Renate Ross
Printed Name: Renate Ross

Irene Maurice
Printed Name: IRENE MAURICE

Rhoda C. Wessner
Printed Name: Rhoda C. WESSNER

Vivian Papadourf
Printed Name: VIVIAN PAPADOURF

LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.

By: Nancy Mitroz
President

By: George J. Gallagher
Secretary

**CORPORATE
SEAL**

STATE OF FLORIDA
COUNTY OF Martin County

The foregoing instrument was acknowledged before me this 10th day of April 2008, by Dolores Mitroz as President of Little Club Homeowners' Association, Inc., who is personally known to me [☒] or [☐] who has produced identification [Type of Identification: _____].

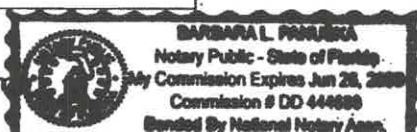
Notarial Stamp

Barbara L. Pannella
Notary Public

STATE OF FLORIDA
COUNTY OF Martin County

The foregoing instrument was acknowledged before me this 10th day of April 2008 by George Gallagher as Secretary of Little Club Homeowners' Association, Inc., who is personally known to me [☒] or [☐] who has produced identification [Type of Identification: _____].

Notarial Stamp



Barbara L. Pannella
Notary Public

SCHEDULE "B"

ARTICLES OF INCORPORATION

OF

THE LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned hereby associate ourselves together for the purpose of forming a non-profit Corporation under the laws of the State of Florida, pursuant to Chapter 617 Et Seq., Florida Statutes, and hereby certify as follows:

ARTICLE I

Name

The name of this Corporation shall be:

THE LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

Purpose

The general nature of the objects and purposes of this non-profit Corporation shall be as follows:

1. To own, operate, maintain, supervise and establish facilities to be used for the benefit of owners of real property in the Iroquois Park Subdivision, who shall be members of this Corporation.
2. In order to promote the purposes of this Corporation it may acquire property by grant, gift, purchase, devise or bequest, and hold and dispose of such property, whether real or personal, as the Corporation shall require for the benefit of the members and not for pecuniary profit.

ARTICLE III

Members

All persons who are owners of real property within the Iroquois Park Subdivision shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of real property within the

FILED
JAN 15 5 36 PM '73
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

Iroquois Park Subdivision. Membership in this Corporation shall be limited to such real property owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the By-Laws of this Association.

ARTICLE IV
Term

The term of the Corporation shall be perpetual.

ARTICLE V
Subscribers

The names and residences of the Subscribers to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Karl A. Kandell	14 Star Island Road Hobe Sound, Florida
Philip E. Ekern	6 Harbor Island Road Hobe Sound, Florida
Ann E. Kandell	14 Star Island Road Hobe Sound, Florida

ARTICLE VI
Directors

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified by the By-Laws, and in the exact number of persons as specified in said By-Laws, and in the absence of such determination shall consist of three (3) Directors. Directors need not be members of the Association. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership as provided in the By-Laws. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Corporation shall be:

President
Vice President
Secretary
Treasurer

(the last two Officers may be combined), who shall be elected from time to time in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII
Officers

The names of the Officers who are to serve until the first election of Officers are as follows:

President	Karl A. Kandell
Vice President	Ann E. Kandell
Secretary	Philip E. Ekern
Treasurer	Philip E. Ekern

ARTICLE VIII
Board of Directors

The affairs of the Corporation shall be governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons. The names and addresses of the Members of the first Board of Directors who shall hold office until their successors are elected and have qualified or until removed are as follows:

<u>Name</u>	<u>Address</u>
Karl A. Kandell	14 Star Island Road Hobe Sound, Florida
Philip E. Ekern	6 Harbor Island Road Hobe Sound, Florida
Ann E. Kandell	14 Star Island Road Hobe Sound, Florida

ARTICLE IX
By-Laws

Section 1. The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

Section 2. The By-Laws of the Corporation may be amended, altered, supplemented or modified in accordance with the relevant provisions concerning amendment, alteration, supplementation or modification as may be contained in said By-Laws.

ARTICLE X
Amendments

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose by a two-thirds (2/3) vote of those present.

Section 2. Amendments may be also made at a regular meeting of the membership upon notice given, as provided by the By-Laws, of the intention to submit such amendments.

ARTICLE XI
Powers

The Corporation shall have all of the powers set forth in Florida Statutes 617.021.

ARTICLE XII
Dividends, Compensation and Stock

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied against future expenses. The Corporation may pay compensation in a reasonable amount to its members, directors or officers, for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed a dividend or distribution of income.

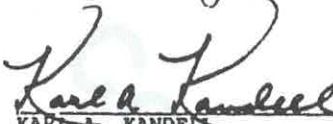
This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the

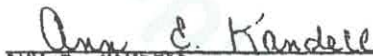
transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the By-Laws. The voting rights of the owners of parcels in said Subdivision shall be as set forth in the By-Laws of this Association.

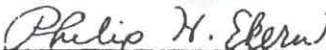
ARTICLE XIII
Indemnification

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Association, or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, except in cases where the Director or Officer is adjudged guilty of gross negligence or willful misconduct in the performance of his duty. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

IN WITNESS WHEREOF, the subscribers hereto have hereunto affixed their signatures, this 4th day of January, 1973.


KARL A. KANDELL (SEAL)


ANN E. KANDELL (SEAL)


PHILIP E. EKERN (SEAL)

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared KARL A. KANDELL, ANN E. KANDELL and PHILIP E. EKERN,

who after being by me duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4th day of January, 1975.


Notary Public, State of Florida
at Large

My Commission expires: Jan 5, 1976

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That THE LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.
desiring to organize under the laws of the State of Florida
with its principal office, as indicated in the articles of
incorporation at City of Tequesta County
of Palm Beach, State of Florida
has named Jeffrey N. Daversa
located at 393 Tequesta Drive
(Street address and number of building,
Post Office Box address not acceptable)
City of Tequesta, County of Palm Beach
State of Florida, as its agent to accept service of process
within this state.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the
above stated corporation, at place designated in this certificate,
I hereby accept to act in this capacity, and agree to comply
with the provision of said Act relative to keeping open said
office.

By


Jeffrey N. Daversa
(Resident Agent)

SCHEDULE "C"

Little Club Homeowners' Association Inc. Amended and Fully Restated By Laws

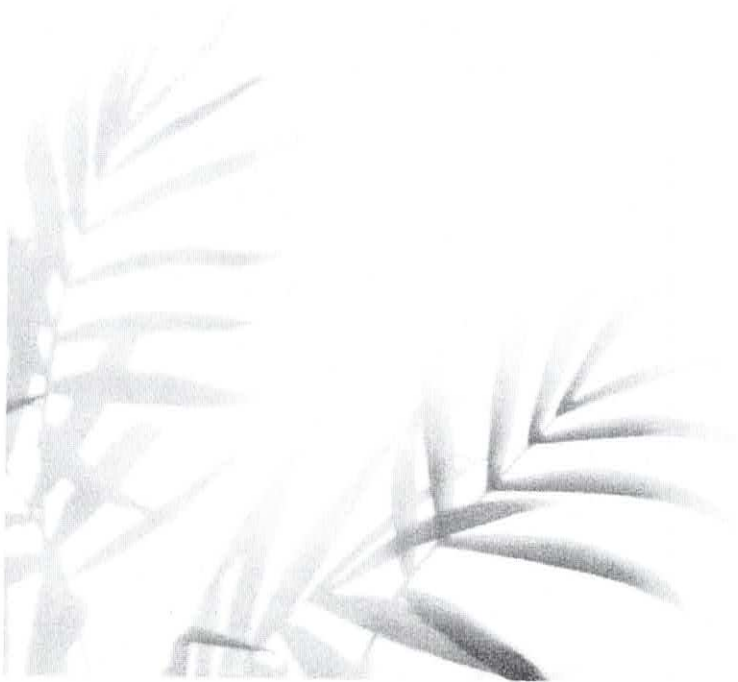


Table of Contents

Page #

Article I: Little Club Homeowners Association Executive Board

Section 1: Executive Officers	1
Section 2: President	1
Section 3: Vice President	1
Section 4: Secretary	1
Section 5: Treasurer	2
Section 6: Subordinate Officers	2
Section 7: Security Bonds	2

Article II: Board of Directors

Section 1: Number of Members & Alternates	2
Section 2: Election of Directors	2
A. Election Meeting	2
B. Election Meeting Notices	2-3
C. Safeguarding the Secrecy of Ballots	3
D. New Director Office Terms	4
E. Provisos	4
F. Voting Process	4
Section 3: Regular Meetings	4
Section 4: Special Meetings	5
Section 5: Quorum	5
Section 6: Order of Business	5
Section 7: Chairperson	5
Section 8: Terms	5
Section 9: Annual Report	5
Section 10: Vacancies	5
Section 11: Indemnification	5
Section 12: Resignation of Directors	6
Section 13: Removal of Directors (Recall)	6
A. By Written Agreement	6
B. By Special Meeting	6
C. By Re-election	7
D. Monetary Obligation Delinquency	7
Section 14: Vacancy on the Board	7

Table of Contents

Page #

Article III: Meetings:

Section 1: Annual Meeting & Election Meeting	8
Section 2: Organizational Meetings	8
Section 3: Special Meetings	8
Section 4: Proxies	8
Section 5: Quorum at Board Meetings	8
Section 6: Quorum at Member Meetings	9
Section 7: Adjourned Meeting	9
Section 8: Order of Business	9
Section 9: Roberts Rules of Order	9
Section 10: Notice of Members' Meetings	10
Section 11: Notice of Board Meetings	10
A. Waiver of Notice by Director	10
B. Notice to Owners	10
C. Petitioned Agenda	11
Section 12: Members Participation at Board Meetings	11
Section 13: Minutes of Meeting	12

Article IV: Association Procedures and Board Elections

Section 1: Candidate Eligibility & Nominations	12
Section 2: Voting Process	12
Section 3: Ballot Counting Procedures	13
Section 4: Challenges and Recordkeeping	13
Section 5: Runoff Elections (Tie Votes)	13

Article V: Memberships

Section 1: Qualifications	13
Section 2: Members	14
Section 3: Approval or Disapproval of Matters	14
Section 4: Termination of Membership	14
Section 5: Admissions Committee	15
A. Standing and Special Committees	15
B. Proviso	15
Section 6: Dues	15

Table of Contents

Page #

Article VI: Loss of Property	15
Article VII: Financial Regulations	15
Section 1: Annual Budget	15
Section 2: Annual Dues	16
Section 3: Acceleration of Assessments	16
Section 4: Depository	16
Section 5: Financial Reporting	17
Section 6: Fiscal Year	17
Section 7: Annual Election of Income Reporting Method	17
Article VIII: Notice	
Section 1: Notice	17
Section 2: Waiver of Notice	17
Article IX: Corporate Seal	17
Article X: Architectural Committee	
Section 1: Purpose	18
Section 2: Committee	18
Section 3: Approval Building Plans and Architectural Guidelines	18
1. Approval	18
2. Guidelines	18
Article XI: Rules	18
Article XII: Amendments	19
Article XIII: Violation Remedies	19
A. Suspensions	19
B. Fines	19

LITTLE CLUB HOMEOWNERS' ASSOCIATION, INC.
AMENDED AND FULLY RESTATED BY-LAWS

IDENTITY

The By-Laws for Little Club Homeowners' Association, Inc. has been recorded in the Public Records Book 2403, Page 1030, et. seq. The Association is a Florida Corporation, not for profit, name being The Little Club Homeowners' Association, Inc. The Association's offices shall be at such place, within the State of Florida, as its Board of Directors may determine from time to time. The definitions set forth in the Declaration of Covenants and Restrictions, and in the Articles of Incorporation shall apply to terms used in these Amended and Restated By-Laws.

ARTICLE I: LITTLE CLUB HOMEOWNERS' ASSOCIATION EXECUTIVE BOARD

SECTION 1: The Executive Officers of the Association shall be a President, a Vice-President, a Treasurer, and a Secretary, all of whom shall be directors and all of whom shall be elected annually by vote of the Directors at any meeting.

SECTION 2: The President: Subject to the direction of the Board of Directors, the President shall be the chief executive officer of the corporation and shall perform such other duties as from time to time may be assigned to him by the Board. The President shall be ex officio a member of all committees.

SECTION 3: The Vice-President: The Vice-President shall have such powers and perform such duties as may be assigned to him by the Board of Directors or the President. In case of the absence or disability of the President, the Vice-President shall perform the duties of that office.

SECTION 4: The Secretary: The Secretary shall keep the minutes of all proceedings of the Board of Directors and of all committees and minutes of the members' meetings in books provided for that purpose and shall have custody of the corporate seal and such books and papers as the Board may direct. The Secretary shall maintain membership records for the Association. The Secretary shall, in general, perform all the duties incident to the office of Secretary, subject to control of the Board of Directors and

the President and shall also perform such other duties as may be assigned by the President or by the Board.

SECTION 5: The Treasurer: The Treasurer shall have the custody of all receipts, disbursements, funds, and securities of the corporation and shall perform all duties incident to the office of Treasurer, subject to the control of the Board of Directors and the President. The Treasurer shall also perform such other duties as may from time to time be assigned to him by the Board or the President.

SECTION 6: Subordinate officers: The President, with the approval of the Board of Directors, may appoint such other officers and agents as the Board may deem necessary, who shall hold office during the pleasure of the Board, and who shall have such authority and perform such duties as from time to time may be prescribed by the President or by the Board.

SECTION 7: Security Bonds shall be required by the Board of Directors for all the Association's officers and Directors, who are responsible for managing the Association's money; the Board of Directors shall determine the amount of such bonds. The Association shall pay the premiums of such bonds.

ARTICLE II: BOARD OF DIRECTORS

SECTION 1: Number of members, alternates: The business and affairs of this corporation shall be managed by a Board of Directors which shall consist of five (5) members unless such number is changed by subsequent amendment to these By-Laws. In addition, the members of the Association shall appoint at the annual meeting Alternate Members of the Board of Directors who shall be available to function as required in the absence of a quorum of the Board of Directors. The number of Alternate Directors to be appointed at the annual meeting of the members shall be fixed by the Board of Directors based on the experience in each year prior to the annual meeting.

SECTION 2: Election of Directors:

A. Election Meeting:

At each election meeting, the members shall elect as many Directors as there are regular terms of Directors expiring and other vacancies to be filled.

B. Election Meeting Notices:

i) Not less than sixty (60) days before the scheduled election, the Association must send notice to each Owner of the date, time and place for the meeting. Not less than forty (40) days prior to the date of the election meeting, eligible candidates must deliver to the Association, written notice of his or her desire to run for the Board of Directors in order to be eligible to be placed on the election ballot. No candidate shall be eligible to run for the Board and shall not be placed on the election ballot if the notice of intent is not received by the 40th day or if the candidate is delinquent in the payment of any monetary obligation due and owing to the Association as of the 40th day. No nominations shall be taken from the floor of the meeting. Any candidate may but is not required to furnish the Association with an information sheet which shall be no larger than 8 ½ inches by 11 inches. The candidate's information sheet, if any, and the executed intention to run from the candidate must be received by the Association by no later than thirty-five (35) days prior to the meeting, unless a later date is permitted by Chapter 720, Florida Statutes, as amended from time to time. The Association shall have no liability for the contents of this information sheet prepared by the candidate. In order to reduce costs, the Association may print or duplicate the information sheets on both sides of the paper.

ii) Second Meeting Notice:

The Association shall provide a second notice to all Members no less than fourteen days but no more than thirty-four days, reminding them of the date, time and place of the election meeting, together with an official Association ballot listing all eligible candidates and any information sheets and the signed certificate form referenced above, received from same.

C. Safeguarding the Secrecy of Ballots:

No Owner shall permit any other person to cast his ballot, and any such ballots improperly cast and any ballot cast not on the Association official ballot shall be deemed invalid. The Association shall follow any provision of Chapter 720, Florida Statutes' applicable to safeguarding the secrecy of ballots. In the election of Directors, there shall be appurtenant to each Lot as many votes as there are Directors to be elected. No voting representative of any Lot may cast

more than one vote for any candidate, it being the intent that casting ballots in the election of Directors shall be non-cumulative. The candidates receiving the highest number of ballots cast shall be declared elected, except that any tie(s) shall be decided by a run off election.

D. New Director Office Terms:

A newly elected Director shall take office immediately upon the adjournment of the election meeting, notwithstanding that there may not be a quorum for the annual meeting.

E. Provisos:

Notwithstanding the foregoing to the contrary, the following shall apply:

- i. An election and balloting submission is not required unless more candidates file notices of intent to run or are nominated than vacancies exist on the Board to be filled. In the event such an election and balloting submission is not required as described in the immediately preceding sentence, the Association shall announce the new Directors at the annual meeting, and all candidates take office as Directors immediately following the adjournment of the annual meeting.
- ii. In the event that the membership fills vacancies after recall, then the election of Directors to fill the vacancies shall be governed by the procedures set forth in the applicable Administrative Rules.
- iii. In the event there is an insufficient number of candidates during a particular year, to fill all vacancies such that there are fewer than the then required number of Directors on the Board, the shortage in the number of Directors shall be considered a vacancy on the Board, which may be filled by the Directors pursuant to Section 10.

F. Voting Process:

The actual voting procedure shall be detailed in Article IV (page 12) of these By Laws of the LCHOA and must be abided by.

SECTION 3: Regular meetings of the Board of Directors may be held at such a time and place as shall be determined, from time to time, by a majority of directors. Notice of regular meetings shall be given to each director personally or by mail, telephone, or email three (3) days prior to the day named for such a meeting.

SECTION 4: Special meetings of the Board of Directors may be called by the President and must be posted by the Secretary and written notice of such meeting given to each board member before the appointed time.

SECTION 5: Quorum: The directors shall act only as a Board and the individual directors shall have no power as such. A majority of the directors shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting, although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. The act of a majority of directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise provided by law.

SECTION 6: Order of Business: The Board of Directors may from time to time determine the order of business at its meetings.

SECTION 7: Chairperson: At all meetings of the Board of Directors, the President or, in their absence, the Vice-President, or in the absence of both, a Chairperson chosen by the directors present shall preside.

SECTION 8: Terms of Directors: The five (5) members of the Board of Directors shall each serve for terms of three (3) years. The election of directors shall be on a staggered basis so as to i) fill expiring terms, and ii) maintain the membership of the Board of five (5) directors.

SECTION 9: Annual Report: The Board of Directors, after the close of the fiscal year, shall submit to the members of the corporation (Homeowners' Association) a report as to the condition of the association and its property, and shall submit also an account of the financial transactions of the past year.

SECTION 10: Vacancies on the Board: Whenever a vacancy in the membership of the Board shall occur, the remaining members of the board shall have the power, by a majority vote, to select a member of the Association to serve the unexpired term of the vacancy.

SECTION 11: Indemnification: Every director and every officer of the Association may be indemnified by the Association against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon him in connection with any

proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer at the time such expenses were incurred, except when the director or officer has been adjudged guilty of willful misfeasance or misfeasance in the performance of his duties. The Association may secure a Board of Directors legal liability policy to protect itself from suit by the actions of the directors and officers of the Association. The premiums for such liability policy shall be paid by the Association.

SECTION 12: Resignation of Directors. A Director may resign at any time by delivering written notice to the Board of Directors or to the president or secretary. A resignation is effective when the notice is delivered unless the notice specifies a later effective date. If a resignation is made effective at a later date, the vacancy may be filled before the effective date if it is provided that the successor does not take office until the effective date. A written resignation once tendered cannot be rescinded. Oral resignations shall not be considered effective.

SECTION 13: Removal of Directors (Recall):

Any officer assigned position may be removed with or without cause by vote of a majority of the entire Board at any Board meeting, which doesn't affect board membership. However, directors may only be removed from their board seat with or without cause by a majority of the voting interests, either by a written agreement or at any meeting called for that purpose.

A. By Written Agreement:

If a proposed recall is sought by written agreement, a separate agreement is required for each member of the Board being recalled. All requirements imposed by the Administrative Rules as amended from time to time shall be followed.

B. By Special Meeting:

A special meeting for the purpose of recall may be called by ten percent (10%) of the voting interests of all Members. The proposed recall of more than one member of the Board shall require a separate vote for each member sought to be recalled. All requirements imposed by the Administrative Rules as amended from time to time shall be followed.

C. By Re-election:

Any Director recalled shall not be eligible for re-election until the next regular election meeting.

D. Monetary Obligation Delinquency:

Any Director or Officer more than ninety (90) days delinquent in the payment of any monetary obligation due the Association shall be deemed to have abandoned the office, creating a vacancy, which shall occur without the need for a recall as provided for above. All requirements imposed by F.S. 720.303(10), as amended from time to time, and applicable Administrative Rules, shall be followed.

SECTION 14: Vacancy on the Board:

A. Vacancy of a Board Position:

If the office of any director becomes vacant for any reason, other than by a recall, a majority of the remaining Directors, though less than a quorum, shall choose a successor or successors who shall hold office for the unexpired term of his or her predecessor in office. A vacancy that will occur at a specific later date (by reason of a resignation effective at a later date) may be filled before the vacancy occurs but the new Director may not take office until the vacancy occurs.

B. Vacancy in Connection with Recall.

1. If a vacancy occurs on the Board as a result of a recall and less than a majority of the existing Board members are removed, the vacancy may be filled by the affirmative vote of a majority of the remaining Directors, for such term as mandated by applicable law as amended from time to time.

2. If vacancies occur on the Board as a result of a recall and a majority or more of the existing Board members are removed, the vacancies shall be filled in accordance with applicable Administrative Rules, for such term as mandated by applicable law as amended from time to time.

3. The term "existing Board members" refers to those existing on the date of the recall meeting or date of certification of a recall by written agreement, as applicable.

4. The conduct of the recall election as well as the operation of the Association during the period after a recall but prior to the recall election, shall be as set forth in applicable Administrative Rules.

ARTICLE III: MEETINGS

SECTION 1: Annual Meeting & Election Meeting:

The annual meeting shall be held in the first quarter of each year at such date, place, and time designated by the Board of Directors. The election meeting shall be held in the County each year as part of the annual meeting, for the purpose of electing Directors.

SECTION 2: Organizational Meeting.

An organizational meeting of a new Board of Directors shall be held within ten (10) days after the election of new Directors, at such place and time as may be fixed by the Directors at the annual meeting at which they were elected, upon providing not less than forty-eight (48) hours posted notice of the meeting.

SECTION 3: Special Meetings:

Shall be held whenever called by the President or Vice-President or by a majority of the Board of Directors. All members must be advised of such meetings ten (10) days prior to said meetings.

SECTION 4: Proxies:

Votes may be cast in person or by proxy – except for the election of members to the Board of Directors, which must be cast either by mail or in person. A proxy vote may be made by any person entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the Secretary before the appointed time of the meeting. Proxies may be withdrawn and voted in person at the time of the meeting.

SECTION 5: Quorum at Board Meetings:

A quorum at a Board meeting shall be attained by the presence in person of a majority of the members of the Board of Directors then serving. Directors shall be considered present if present on a telephone or video conference with speaker phone such that the Director attending by telephone or video conference can be heard by all persons

attending the meeting in person, and all persons attending the meeting in person can hear the Director attending by telephone/ video conference.

SECTION 6: Quorum at Member Meetings.

The quorum for the annual and special members' meetings shall be 30% of the voting interests of the entire membership of the Association. After a quorum has been established at a members' meeting, the subsequent withdrawal of members, so as to reduce the number of voting interests entitled to vote at the meeting below the number required for a quorum, shall not affect the validity of any action taken at the meeting or any adjournment. As to elections, not less than twenty percent (20%) of the eligible voting interests must cast an election ballot in order to have a valid election, even though there might not be a quorum at the annual meeting.

SECTION 7: Adjourned meeting:

If any meeting of members cannot be conducted because a quorum has not been attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

SECTION 8: The Order Of Business (at the annual meetings):

1. Calling the roll and certifying proxies;
2. Reading and disposal of any unapproved minutes;
3. Report on officers;
4. Report of committees;
5. Unfinished business;
6. New business;
7. Election of Board of Directors;
8. Adjournment.

SECTION 9: Roberts Rules of Order (latest edition)

All Little Club Association Meetings shall be governed and conducted by The Roberts Rules of Order when not in conflict with these By-Laws.

SECTION 10: Notice of Members' Meetings.

Notice of all annual and special members meetings must state the time, date, and place of the meeting. Notice of all annual and special meetings shall be sent by first class mail, by hand delivery to be sent to each Owner at his or her address as it appears on the books of the Association and by e-mail or facsimile if consented to in writing by the Owner to receive notice in this manner. The notice of a special members meeting must be provided at least fourteen (14) days and notice of the annual meeting must be provided at least twenty-five (25) days, but not more than sixty (60) days, prior to the date of the meeting, and must also state the intended agenda for the meeting.

SECTION 11: Notice of Board Meetings; Agenda; and Notice to Directors.

Notice of the time and place of board meetings shall be given to each Director, personally or by mail, telephone, facsimile or e-mail, and shall be transmitted three (3) days prior to the meeting; notwithstanding the foregoing to the contrary, no notice need be given to Directors of a meeting if it is a regular meeting which is held on the same date of each month. Notice of all meetings shall state the agenda for the meeting, including any details of any (annual or special) assessment which will be discussed, considered or approved.

A. Waiver of Notice by Directors. Attendance of a Director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened; except when a Director states, at the beginning of the meeting or promptly upon arrival at the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened.

B. Notice to Owners. Notices of all Board meetings including the Board's budget meeting must be posted in a conspicuous place in the Community at least forty-eight (48) hours in advance of the meeting, except in an emergency. However, a special assessment may not be levied at a Board meeting unless a written notice by mail, hand delivery or if consented to by the Owner, via electronic transmission or facsimile, of the meeting is provided to all members at least fourteen (14) days before the meeting (unless the Declaration of Covenants provides for more notice), which notice includes a statement that assessments will be considered at the

meeting and the nature of the assessments. Rules that regulate use of the Lots or Dwelling Structures may not be adopted, amended or revoked at a Board meeting unless a written meeting notice is provided to all members by mail, hand delivery or if consented to by the owner, electronic transmission or facsimile at least fourteen (14) days before the meeting, which notice includes a statement that rules or changes to rules regarding use of the Lots or Dwelling Structures will be considered at the meeting. The foregoing notice which relates to special assessments or to rules regarding use of the Lots or Dwelling Structures shall also be posted conspicuously in the Community not less than fourteen (14) days before the date of the meeting (unless the Declaration of Covenants provides for more notice).

C. **Petitioned Agenda.** If at least twenty (20%) percent of the total voting interests petition the Board to address an item of business, the Board shall at its next regular Board meeting or at a special meeting of the Board, but not later than sixty (60) days after receipt of the petition, take the petition item up on an agenda. The Board shall give all members notice of the meeting at which the petitioned items shall be addressed by providing written notice by mail, hand delivery or if consented to by the Owner, electronic transmission and posted conspicuously in the Community not less than fourteen (14) days before the meeting.

SECTION 12: Members Participation at Board Meetings.

Meetings of the Board of Directors shall be open to all Members to attend and observe. The right to attend Board meetings includes the right to speak with reference to all designated agenda items, subject to reasonable written Rules and Regulations adopted by the Board of Directors governing the frequency, duration and manner of Members' statements. Any Member may tape record or videotape meetings of the Board of Directors, subject to any written Rules and Regulations adopted by the Board of Directors. Notwithstanding the foregoing to the contrary, no Member may videotape or tape or digitally record at any Board meeting unless the Member provides written notice of his or her intention to do so, which notice is received by the Association no later than twenty-four (24) hours prior to the scheduled time and date for the meeting.

SECTION 13: Minutes of Meeting. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by members of the Association and/or their authorized representative(s) at any reasonable time. These individuals shall have the right to make written notations from the minutes, and to receive photocopies thereof at the cost of the member concerned. The Board of Directors shall establish such cost, not to exceed the limitations imposed by law from time to time. Written only minutes shall be retained for a period of not less than seven (7) years after the date of the meeting. The meeting agenda and minutes will also be available on the HOA website.

ARTICLE IV: ASSOCIATION PROCEDURES AND BOARD ELECTIONS

The association shall conduct an election in conjunction with an annual meeting at a time, date, and place stated in, or fixed according to, the By Laws. Separate elections will be conducted for open positions on the Board of Directors and Recreation Board of Directors. These elections are only required if there are more candidates than open positions. The elections shall follow procedures outlined in these By Laws and Florida Statute 720. The Association may conduct elections and other membership votes through an Internet-based online voting system if a member consents, electronically or in writing to online voting. The online voting will follow the procedures and rules as outlined in Florida Statute 720.317.

Section 1. Candidate Eligibility & Nominations:

All members not delinquent in assessments or dues and without felony convictions (unless civil rights restored for 5+ years) are eligible to run. Self-nominations are permitted. If the number of eligible candidates does not exceed vacancies, no election is required.

Section 2. Voting Process:

Voting shall be anonymous using a two-envelope ballot process. The inner envelope containing the ballot and the outer envelope with homeowner identity for verification purposes. No votes by proxy are allowed. Ballots can be mailed to the HOA administrative office to be deposited into the locked and sealed ballot box located in the clubhouse. Homeowners can also directly deposit ballots into the ballot box or in person three hours prior to the meeting and the counting of the ballots.

Ballots shall remain in the locked and sealed ballot box until the voting deadline which is three hours prior to the start of the annual meeting to allow time to count the vote.

Section 3. Ballot Counting Procedures:

Ballots shall be removed from the ballot box and counted by an impartial committee excluding current board members, candidates or members of their household. The committee shall first compare the signature on the outer envelope to the signature on file to verify the registered voter for the household. If two ballots are received from the same household both ballots are rejected. Once the registered voter is verified, the ballot in the inner envelope is removed and set aside for counting.

Each ballot vote is reviewed and read aloud by two members of the committee. Ballots having more votes than open positions are rejected and removed. A separate group of two or more counters shall tally the vote as the ballots are read aloud. After all ballots are read the vote tally sheets are compared and reconciled to verify the election results.

HOA members may silently observe as the committee opens and validate ballots and tally the vote.

Section 4. Challenges and Recordkeeping:

Any challenge to the election process must be brought within 60 days of announcing results. All election ballots, proxies, notices, and related materials must be maintained among the association's official records for 1 year.

Section 5. Runoff Elections (Tie Votes):

In the event of a tie a runoff election will be conducted within 21–30 days. All owners must be notified within 7 days of the runoff, including ballot and candidate information. All ballots and related election materials must be retained for at least one year.

ARTICLE V: MEMBERSHIPS

SECTION 1: Qualifications:

Only persons owning real property in IROQUOIS PARK SUBDIVISION shall be eligible to become a member. Where two or more persons are joint owners of real property in IROQUOIS PARK SUBDIVISION, one, and only one, shall become a voting member.

Only voting members shall be entitled to vote and there shall only be one vote cast for each platted lot. The owners of each platted lot shall designate one of the owners as the authorized voting member and they shall confirm that designation by signing a voter designation card provided by the Association secretary.

Whenever a member shall cease to own property in IROQUOIS PARK SUBDIVISION, such member shall automatically be dropped from the membership roll of the Association. For the purpose hereof, ownership of real property shall include the ownership of a single-family residence or building lot in IROQUOIS PARK SUBDIVISION.

SECTION 2: Members:

A member shall have no vested right, interest or privilege of, in or to, the assets, functions, affairs or franchises of this corporation, or any right, interest or privilege which may be transferable or inheritable, or which shall continue after membership ceases, or while not in good standing. When a member is not in good standing for failure to pay dues, assessments or otherwise, this member shall not be entitled to vote nor to exercise any other rights as a member of the Association.

SECTION 3: Approval or Disapproval of Matters.

Owner decisions, whether at a meeting or not, must be made by the person who would vote on behalf of the lot at a meeting unless otherwise specified for joint owners. Unless provided by law as amended from time to time, the Association may seek membership approval in writing, in lieu of a meeting, meeting notice and voting at a meeting and the minimum response must be not less than the same percentage as the quorum for members meetings; the percentage of written consents required shall be the same as the votes required at a meeting; the Association shall comply with the provisions of Florida Statute 617.0701(4), as amended from time to time. Any Owner more than ninety (90) days delinquent in the payment of any monetary obligation due to the Association may have their voting rights suspended by the Board, as provided for in Chapter 720, Florida Statutes, as amended from time to time.

SECTION 4: Termination of Membership:

Whenever any member shall cease to have all the qualifications necessary for admission to membership in the Association, then such membership shall terminate.

SECTION 5: Admission Committee:

The Board may appoint an Admission Committee, consisting of a minimum of two (2) members of the Association who may, but need not, be members of the Board of Directors. The Association reserves the right to do a background check on applicants. Upon approval by the Committee, the proposed member will pay an Estoppel Fee prior upon closing on the property. The amount of this "fee" shall be determined by the Board of Directors. At the time of the admissions interview, the fee shall be paid to the LCHOA. The Declaration of Covenants shall contain all other transfer requirements and restrictions.

A. Standing and Special Committees:

The Board of Directors, by resolution, may appoint other committees to assist in the conduct of the affairs of the Association.

B. Proviso. F.S. 720.303(2)(c)(3) applies to certain committees. However, same shall not apply where the attorney-client privilege lies.

SECTION 6: Dues:

Members of the Little Club Homeowners' Association, Inc. are required to pay annual dues at a rate recommended and approved by the Board of Directors.

ARTICLE VI: LOSS OF PROPERTY

The Board of Directors shall not be liable or responsible for the destruction or loss of, or damage to, the property of any member or the guest of any member, renter, or visitor or other person.

ARTICLE VII: FINANCIAL REGULATIONS

SECTION 1: The Annual Budget which shall run from January 1 through December 31 of the year for Little Club HOA shall be determined by the board prior to the December meeting at which time it will be voted on by the board. The budget shall be detailed and shall show the amounts budgeted by accounts and expense classifications and shall set out separately all fees or charges for recreational amenities, regardless of who owns same and presented to the community at a subsequent meeting.

SECTION 2: Annual Dues:

Annual monthly dues based on the adopted budget shall be paid in twelve (12) equal monthly installments, in advance, due on the first days of each and every month of every year, unless otherwise specified by the Board of Directors. Written notice of the annual assessment shall be provided to all Members prior to the commencement of the budget year; no other notices need be sent by the Association. Failure to send or receive such notice shall not excuse the obligation to pay. If an annual budget for a new budget year has not been adopted at the time the first installment for that year is due, it shall be presumed that the amount of such installment is the same as the previous installment, and shall be continued at such rate until a budget is adopted and *pro rata* assessments are calculated, at which time any overage or shortage calculated shall be added or subtracted from each Lot's next due installment. In the event that the annual budget is amended, the overage or shortage calculated shall be added or subtracted equally over the balance of the annual assessment installments due for the year.

SECTION 3: Acceleration of Assessments.

If any annual or special assessment installment as to a Lot becomes more than thirty (30) days past due, the Association shall have the right to accelerate the due date of the entire unpaid balance of the Lot's annual assessment for that budget year and/or special assessment, as applicable. The accelerated assessment shall be due and payable on the date on which the Claim of Lien is recorded. Once the Claim of Lien is recorded, the Association shall send the delinquent owner a notice that the right of acceleration has been exercised.

SECTION 4: Depository:

The Association shall maintain its accounts in such financial institutions or funds as shall be designated from time to time by the Board. Withdrawal of monies from such accounts shall be only by such person(s) as are authorized by the Board. The Board may invest Association funds in interest-bearing accounts, money market funds, certificates of deposit, U.S. Government securities, and other similar investment vehicles.

SECTION 5: Financial Reporting:

The Board of Directors shall have performed and shall provide or make available such form of accounting as required by applicable provisions of F.S. 720.303(7) as amended from time to time.

SECTION 6: Fiscal Year:

The fiscal year for the Association shall be from January 1st through December 31st, unless otherwise voted by the Board of Directors from time to time.

SECTION 7: Annual Election of Income Reporting Method:

Based on competent advice, the Board of Directors shall make a determination annually of the method by which the Association's income shall be reported to the Internal Revenue Service, based upon the method which yields the lowest tax liability.

ARTICLE VIII: NOTICE

SECTION 1: Whenever, according to these By-Laws, a notice shall be required to be given to any member, or any director, it shall not be construed to mean personal delivery of such notice, but, such notice may be given in writing by depositing the same in the U. S. Mail, postage paid and addressed to such member or Director at his address as the same name appears on the books of the Association. The time when such notice is mailed shall be deemed the time of the giving of such notice.

SECTION 2: Waiver of Notice:

Any notice required to be given by these By-Laws may be waived in writing by the person entitled thereto.

ARTICLE IX: CORPORATE SEAL

SECTION 1: The Corporate Seal shall have engraved thereon the following: "The Little Club Homeowners' Association, Inc. – Seal – Incorporated 1972 Florida." It shall remain in custody of the Secretary and shall be by him affixed to all instruments in writing requiring the Corporate Seal for complete execution. An impression thereof is directed to be affixed to these By-Laws.

ARTICLE X: ARCHITECTURAL COMMITTEE

SECTION 1: The purpose of this section is to define the function of the committee and provide guidelines for the committee and homeowners. It is intended to make Little Club a desirable place to live, sustain property values and make the external features of homes compatible with each other. It is recognized that individuality is desirable, but that a certain amount of conformity is also required.

SECTION 2: The committee chairperson shall be appointed by the Board, and the committee consists of at least three members. The committee chairperson may request two (2) other residents to assist in the work, with board approval. The chairperson must be a deed holder, but the other two committee members may be residents with a minimum of one year's continued occupancy in the Iroquois Park Subdivision. This committee will be responsible for review and approval of architectural external style features for new and existing homes in the Iroquois Park Subdivision. This committee shall be considered the "Declarer" as referenced for Article I of the Iroquois Park Subdivision Declaration of Restriction to the Public titled "Approval of Building Plans."

SECTION 3: Approval of Building Plans & Architectural Guidelines:

1. Approval: The plans and specifications for all buildings and other lot improvements shall be compatible with the other homes and lots in the Association and they, together with the plot plan and any applicable permit shall be submitted in advance to the appointed architectural committee and reviewed by the elected Board of Directors. The Association requires approval, in writing before any change, alteration, improvement or work to the home or lot can be commenced.
2. The items needing prior approval of the Architectural Committee and the specific guidelines are specified in Article II of the Declaration of Restrictions of the LCHOA and must be abided by.

ARTICLE XI: RULES

SECTION 1: Rules: At the time of purchase, each owner was given a copy of the Iroquois Park Subdivision Declaration of Restrictions to the Public. Article II of this document contains "Permitted and Prohibited Uses" of the property. The purpose of

these restrictions is to maintain the property and make Little Club a desirable place in which to live. They must be understood and adhered to by owners and renters.

ARTICLE XII: AMENDMENTS

These By-Laws may be amended in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members who are not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided that such approval or disapproval is delivered to the Secretary five (5) days prior to the meeting. Such approval must be by:
3. Not less than seventy-five per cent (75%) of the entire membership of the Board of Directors and not less than a majority of the votes membership of the Association present at the meeting at which the amendment is to be considered, either in person or by proxy.

ARTICLE XIII: VIOLATION REMEDIES

All legal remedies are available to the Association upon determination of an infraction, pursuant to both the Declaration of Covenants and Florida Statute §720.305, as it is amended from time to time.

A. Suspensions. The Association has the right, in addition to all other available legal remedies, to suspend the rights of an Owner or an Owner's tenants, guests, invitees or both, to use the recreational areas for violations of the Governing Documents and/or Rules and Regulations. The Association also has the power to suspend the foregoing referenced use rights when an Owner is more than ninety (90) days delinquent in the payment of any fine, fee, or other monetary obligation due and owing to the Association. The Association shall observe all limitations and requirements on this subject as set forth in Chapter 720, Florida Statutes, as amended from time to time.

B. Fines. A fine may be levied by the Association in an amount not to exceed One Hundred (\$100.00) Dollars per violation and may be levied on the basis of each

day of a continuing violation in an amount not to exceed One Hundred Dollars (\$100.00) per day up to a maximum aggregate of One Thousand Five Hundred Dollars (\$1,500.00). The Association shall observe all limitations and requirements on this subject as set forth in Chapter 720, Florida Statutes, as amended from time to time. A fine may be re-imposed for the same violation upon providing the same notice and opportunity for a hearing.

CERTIFICATE OF ADOPTION OF AMENDMENT

I HEREBY CERTIFY that the amendment attached to this Certificate has been approved by the written consents required by the Declaration of Restrictions of Iroquois Park Subdivision, n/k/a as The Little Club Homeowners' Association, Inc.

DATED this 15 day of January, 2026

WITNESSES:



Print Name: Brennan Grogan

Address: 824 W. Indian
Road, Jupiter, FL 33458

THE LITTLE CLUB HOMEOWNERS'
ASSOCIATION, INC.

BY: 

President

Print Name: Christine Black

Maureen Hobson

Witness Signature

Print Name: Maureen Hobson

Address: 824 W Indian Town Rd.
Jupiter FL 33458

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

SWORN TO AND SUBSCRIBED BEFORE ME by means of ☒ physical presence or ☐ on-line notarization, this 15 day of January, 2026 by Christine Black, who is personally known to me or who has produced FL DL (if left blank, personal knowledge existed) as identification and who did take an oath, and who executed this Certificate of Amendment, as his/her free act and deed as such duly authorized officer; and that the execution of this Certificate of Amendments the act and deed of the corporation.

WITNESS my official seal in the County of Palm Beach State of Florida, the date and year stated above.

NOTARY PUBLIC:

Sign: Kaitlin R. Laganelli

(SEAL)

My commission expires: 12/20/27

