

NOTICE OF SPECIAL MEMBERS' MEETING

EAST LAKES IN PEMBROKE PINES HOMEOWNERS ASSOCIATION, INC.

TO ALL MEMBERS:

On Thursday, July 30, 2026, at 7:00 p.m., in the Clubhouse at 9732 N.W. 16th Court, Pembroke Pines, Florida 33024, a Special Members Meeting of the Association will be held for the purpose of voting on a proposed amendments to the governing documents. A copy of the proposed amendments is enclosed with this Notice.

The order of business for this Special Meeting is:

1. Call to Order
2. Certify Quorum
3. Proof of Notice.
4. Vote on proposed amendments to the governing documents.
5. Adjournment.

Twenty-five percent (25%) of the members' total votes (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore VERY IMPORTANT that you either attend or provide a proxy in order to conduct business. **YOU ARE ENCOURAGED TO PROVIDE A LIMITED PROXY PRIOR TO THE MEETING DATE. LIMITED PROXIES MAY BE RETURNED VIA MAIL, HAND DELIVERY OR EMAIL TO: eastlakeshoa@outlook.com.**

Please note the following information about PROXIES:

A proxy is for the purpose of appointing another person to vote for you in the event that you might not be able to attend the meeting. It must be signed by all owners of the lot or the one among them that they designate on a voting certificate (see below). If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting. Proxies must be filed with the Secretary not less than three (3) days prior to the meeting in which they are to be used. Where a Unit is owned jointly by a husband and wife, and if they have not designated one of them as a Voting Member, a proxy must be signed by both husband and wife where a third person is designated.

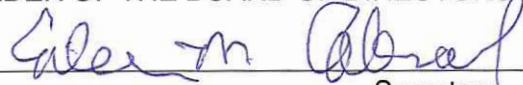
VOTING CERTIFICATE

A voting certificate is for the purpose of establishing who is authorized to vote for a lot or unit owned by more than one person (except married couples) or a corporation. A voting certificate is not needed if the lot or unit is owned by only one person. A voting certificate is not a proxy and may not be used as such. A voting certificate must be signed by all of the owners of the lot or unit or the appropriate corporate officer. Lot or unit owners that already have a voting certificate on file do not have to file another one. A voting certificate is enclosed with this notice for your use, if needed.

Again, please be sure to either attend the Special Meeting or submit a Limited Proxy. Thank you for your assistance in conducting the business of your Association.

DATED: July 15th, 2026.

BY ORDER OF THE BOARD OF DIRECTORS

BY: 
Secretary

PROPOSED
AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
EAST LAKES IN PEMBROKE PINES HOMEOWNERS' ASSOCIATION, INC.

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
sections skipped but unchanged are shown as "* * *")

* * *

ARTICLE XI

Amendments

(b) The Amendment shall be approved by the affirmative vote of ~~35% of the voting members of the Association, provided such affirmative votes constitute a majority of the total votes cast by the voting members of the Association voting on such Amendment~~ Voting Members casting not less than a majority of the votes of the members of the Association present and voting, in person or by proxy, at a meeting of the membership at which a quorum has been attained; and

* * *

PROPOSED
AMENDMENTS TO THE
BY-LAWS OF
EAST LAKES IN PEMBROKE PINES HOMEOWNERS' ASSOCIATION, INC.

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
sections skipped but unchanged are shown as " * * *")

* * *

ARTICLE II. MEMBERSHIP AND VOTING PROVISIONS

* * *

Section 3. Quorum. Unless otherwise provided in these Bylaws, the presence in person or by proxy of ~~twenty-five (25%)~~ ten percent (10%) of the total membership shall constitute a quorum.

* * *

* * *

ARTICLE IX. AMENDMENTS TO THE BY-LAWS

The By-Laws may be altered, amended or added to at any duly called meeting of the membership, provided:

* * *

(b) The Amendment shall be approved by the affirmative vote of ~~35% of the voting members of the Association, provided such affirmative votes constitute a majority of the total votes cast by the voting members of the Association voting on such Amendment~~ Voting Members casting not less than a majority of the votes of the members of the Association present and voting, in person or by proxy, at a meeting of the membership at which a quorum has been attained; and

* * *

**PROPOSED
AMENDMENTS TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
EAST LAKES IN PEMBROKE PINES**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
sections skipped but unchanged are shown as "** * *")

* * *

ARTICLE II-A

**LOTS, UNITS, COMMON PROPERTIES
AND WATER MANAGEMENT TRACTS
COVENANTS AND RULES AND REGULATIONS**

* * *

~~23. ASSESSMENT ESCROW: Prior to the purchase or other acquisition ("purchase") of any Lot after the date this amendment is recorded, a prospective owner is required to deposit an assessment escrow with the Association in an amount equal to twelve (12) months of regular assessments scheduled to be paid by the Lot being purchased in the next twelve (12) months. If this twelve (12) month period covers more than one fiscal year and the budget is not approved for the subsequent fiscal year, the amount can be based on the assessments for the particular Lot being purchased as of the date of the application and notice to the Association. However, if, as of the date of application and notice to the Association, the Association has approved a regular assessment increase or decrease for a date certain in the future, same must be taken into account when calculating the twelve (12) months of assessments. No offer to sell or purchase a Lot can be made or accepted, no offer to sell or purchase a Lot is bona fide, no notice to the Association of an offer to sell or purchase a Lot can be made or accepted, and no sale or purchase of a Lot can be completed, unless the offer is accompanied by an escrow payment to the Association in an amount complying with the above. The assessment escrow deposit is held by the Association as security in the event the owner defaults in the payment of any regular or special assessment, fine, or other sum due to the Association, including interest, late fees, costs and attorney's fees incurred in collection, whether suit be brought or not. The Association has the right, but not the obligation, to apply all or any portion of the deposit to any assessment or installment thereof, fine, or any other sum that is due the Association that is not paid in full and on time. In the event the escrow deposit, or any portion thereof, is applied as provided herein, the owner must deposit with the Association, upon written demand therefor, an amount sufficient to restore the escrow deposit to its original amount, and the failure to do so constitutes a material violation of this Declaration. The escrow deposit can be kept in a non-interest bearing account, at the Association's sole discretion. However, should the Association, in its sole discretion, elect to deposit the~~

~~money in an interest bearing account, then all interest must be treated as part of the escrow deposit and used by the Association, or returned by the Association, in accordance with the other provisions herein.~~

~~(i) If title to the Lot is transferred to a third party in accordance with this Declaration and the owner, at that time, is not delinquent in the payment of any assessment or installment thereof, fine, or other sum due the Association, the balance of the escrow deposit will be returned to the owner promptly after the Association approves the transfer and receives the appropriate escrow deposit from the new owner.~~

~~(ii) If, at the time title to a Lot is transferred to a third party by any means whatsoever, whether by court order or otherwise, the owner is delinquent in the payment of any assessment or installment thereof, fine, or any other sum due the Association, the Association must use the escrow deposit to pay the delinquency, or such portion of it sufficient to pay the delinquency, and the balance of the escrow deposit, if any, will be returned to the owner promptly after the Association approves the transfer and receives the appropriate escrow deposit from the new owner.~~

~~(iii) In the event the escrow deposit is not sufficient to pay the full amount due to the Association, the owner and the owner's grantee or the person acquiring title by any means whatsoever are jointly and severally liable for the balance due the Association. The remedies provided for herein are cumulative and in addition to any other remedy available to the Association. Nothing herein limits or excludes any of the Association's rights or remedies or method of enforcement.~~

24 23. MAINTENANCE OF COMMUNITY INTERESTS:

* * *

ARTICLE VIII

1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land described in Exhibit "A", annexed hereto, and Units thereon, Water Management Tracts and Tracts designated as Common Properties, and shall inure to the benefit of and be enforceable by the Association or the Lot Owner or Unit Owner of any Lot or Unit subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless this Declaration is terminated at a regular or special meeting of the members by the affirmative vote of no less than sixty (60%) percent of the Voting Members and an instrument to this effect shall be recorded in the Public Records of Broward County, Florida. This Declaration may be amended at any regular or special meeting of the members by the affirmative vote of ~~35% of the voting members of the~~

~~Association, provided such affirmative votes constitute a majority of the total votes cast by the voting members of the Association voting on such Amendment~~ Voting Members casting not less than a majority of the votes of the members of the Association present and voting, in person or by proxy, at a meeting of the membership at which a quorum has been attained. ~~provided, however, no~~ No amendment shall change a member's ~~proportionate~~ proportionate share of Association Expenses or the provisions of Article III of this Declaration unless the record Owners of the applicable Lot or Unit join in the execution of the Amendment. Any amendment must be recorded in the Public Records of Broward County, Florida. ~~Notwithstanding the foregoing provisions of Paragraph 1, this Declaration may only be amended with the written consent of the Developer until the 31st day of December 1989, unless said requirement is terminated in writing by the Developer prior thereto.~~