



Scottish Highlands

Condominium Association, Inc.
1 Scottish Highlands Boulevard
Leesburg, Florida 34788
(352) 742-3367 – Fax (352) 742-2730

April 30th, 2026

Subject: Approval of Bylaw Amendments

Dear Residents,

We are pleased to inform you that the proposed amendments to the Bylaws have been approved by the majority of our members. Please find attached the Certificate of Approval of Amendments to the Bylaws for the Scottish Highlands Condominium Association Inc.

Detailed information about the changes is available on our Owners Association Website, where you can view a copy of the updated Bylaws.

Thank you for your prompt and accurate responses throughout this process.

Sincerely,

Denise Palek

Community Association Manager

Scottish Highlands Condominium Association Inc.

This instrument prepared by:
Di Masi Burton, P.A.
801 N. Orange Avenue, Ste. 500
Orlando, Florida 32801

**CERTIFICATE OF APPROVAL OF AMENDMENTS
TO THE BYLAWS FOR
SCOTTISH HIGHLANDS CONDOMINIUM ASSOCIATION, INC.**

The undersigned authorities hereby certify that the attached Bylaws amendments were approved in accordance with the provisions of Article 8.1 of the Bylaws, as amended, by at least a majority of all votes held by the members of the Association, who executed a written consent without a meeting, accumulated between February 23, 2026 and April 26, 2026. The amendments were approved as follows: Article 7.8.2 was approved by 430 votes, Article 7.11 was approved by 418 votes and Article 7.12 was approved by 432 votes. The original Declaration of Condominium Ownership of Scottish Highlands, a condominium, was recorded in the Public Records of Lake County, Florida at Official Records Book 768, Page 1856, and as subsequently amended.

Witness our hands and seals this 27th day of April, 2026.

ATTEST:

SCOTTISH HIGHLANDS CONDOMINIUM ASSOCIATION,
INC.

Sandra J. Elkins

Witness Signature

Sandra J. Elkins

Witness Name

110 N. Palmetto Cir. E. Unit 101
Witness Address 32726

[Signature]
Witness Signature

Kate Moser

Witness Name

8 Aberdeen Cir. Lakewood, FL 33495
Witness Address

By [Signature]

Joe Mosqueda, as President

By [Signature]

Barbara Barnhart, as Secretary

STATE OF FLORIDA :

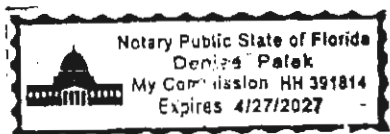
COUNTY OF LAKE :

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 27 day of April, 2026, by Joe Mosqueda as President and Barbara Barnhart as Secretary of Scottish Highlands Condominium Association, Inc, a Florida not for profit corporation, who is personally known to me or who has produced Driver License as identification.

[Signature]
(SIGN)

My Commission Expires: 4/27/27

Denise Palek
(PRINT)



Final Revision -- February 4, 2025

Bylaws-Edition April 2021

7.8 Garage/Yard Sales (Amended //)

7.8.1 A "garage/yard sale" shall mean the sale of used household belongings, typically held outdoors or in a garage at the home of the seller. Private garage/yard sales are prohibited.

7.8.2 Estate Sales

7.8.3 An "estate sale" shall mean the orderly and one-time sale of the personal property of a resident of the Scottish Highlands community that is kept in the home of the resident, where the sale of the personal property is intended to be a final disposition and is necessitated by either:

- a. When one or both residents of a home have passed away, or
- b. When one or more residents of the home moves to live with a family member, to an assisted living facility, nursing home, or similar facility, when living independently is no longer an option.

7.8.4 In no event shall a proposed sale to be held as a result of any of the following be considered to be an "estate sale" because it is unclear that such a sale is a one-time sale intended to be a final disposition of the residents' property:

- a. a serious illness, a hospitalization, or
- b. a divorce, or
- c. a loss of job, or
- d. a change of circumstances for relatives living elsewhere.

7.8.5 The scheduling and conduct of an estate sale must have the prior written approval of the Board of Directors or its designee, at which time regulation of parking shall be arranged. Approval must be received at least two (2) weeks prior to the date of the proposed sale.

7.8.6 Estate sales will be for no more than two (2) consecutive days, and may not start before 8:00a.m. and must conclude by no later than 4:00 p.m.

7.8.7 All sales shall be conducted inside the home. No sales or merchandise shall occur or be placed on the lawns. Small items may be carried to the passenger motor vehicle of the purchaser. However, items that cannot be easily carried to the passenger motor vehicle of the purchaser must be moved and shipped to the buyer by the auctioneer or other third party.

7.8.8 The location of an estate sale may be advertised 24 hours prior to the date and time of sale. Call for location."

7.8.9 Signs may be posted in, on or about the Scottish Highlands community with the address of the sale, except that a small, single sign, not to exceed twenty-four (24") inches by twenty-four (24") inches, saying "estate sale" may be placed on the home where the sale is occurring, only during the conduct of the sale.

7.8.10 The persons conducting the estate sale shall be responsible for traffic control. No parking may occur except on the paved streets of the community and no access or driveway may be blocked, nor any line of sight impaired. The person(s) conducting the estate sale shall cordon off neighboring properties to prevent parking on the grass.

7.8.11 All other onsite sales of personal property by residents of the Scottish Highlands community must be conducted pursuant to and as part of the annual community flea market sale.

7.8.12 No one is allowed to bring items for sale from any source other than the household for which the estate sale is being conducted.

Bylaws and Rules Committee**Recommended Revision****Fences 7.11****Current Bylaw Fences 7.11**

Fences and/or continuous hedges are not permitted except along the perimeter of Association property. Approved fencing shall be pressure treated pine "shadow box" not exceeding six (6) feet in height. The forgoing does not apply to low profile enclosures around vegetable gardens.

Proposed Addition to Amendment Fences 7.11

Any fencing or similar structure proposed on a residential lot must comply with the standards established by the Association and shall not be erected without prior approval through the Architectural Review Application process.

Proposed Bylaw 7.12 Animals

7.12.1 ~~No~~ Non-domestic animals, poultry or livestock ~~of any kind~~ shall NOT be raised, bred or kept upon any portion of ~~the~~ an owners property.

7.12.2 Dogs, cats and other small, ~~and usual~~ common household pets may be ~~maintained~~ domiciled at a ~~family~~ residence as long as ~~they are not bred or kept there for any commercial purpose or for resale it is not for~~ it is not for commercial or breeding purposes.

7.12.3 ~~Pets should not be allowed to run unattended in any portion of the property comprising the Condominium or to utilize the premises as a waste disposal area.~~ Domestic pets and household animals must remain under the control of the owner at all times. Dogs must be kept leashed while outside the owner's residence. Leashes shall not exceed 6 feet in length.

7.12.4 Pet owners are personally liable for their animals behavior at all times.

7.12.5 Pet owner are ~~responsible for cleaning up their pets waste material~~ required to clean up any waste left by their pets while on Association property, right of ways and roads

7.12.6 No owner or occupant of a Lot or Unit shall keep, maintain or harbor more than three (3) domestic pets in any dwelling or on any Lot at any time. Domestic pets shall include dogs, cats, and other household animals customarily kept indoors.