

**NOTICE OF ANNUAL MEETING  
OF  
CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

TO ALL MEMBERS:

On **Friday, December 5, 2025, at 10:00 AM**, in the **Clubhouse Ballroom** located at **1800 SE St Lucie Blvd, Stuart, FL 34996**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. You may also attend via Zoom by registering in advance at [https://us06web.zoom.us/meeting/register/vLg8Hp\\_OQnOvuZBtxwF23w](https://us06web.zoom.us/meeting/register/vLg8Hp_OQnOvuZBtxwF23w). After registering, you will receive a confirmation email containing information about joining the meeting.

The agenda for the Annual Meeting is:

1. Certifying Quorum - Call to order.
2. Proof of Notice of Meeting.
3. Reading and disposal of unapproved minutes.
4. Reports of Officers.
5. Reports of Committees.
6. Appointment of Inspectors of Elections.
7. Election of Directors.
8. Unfinished Business.
9. New Business – a. Vote on Proposed Amendments to the Amended and Restated Declaration.  
b. Vote on partial funding of reserves.
10. Adjournment.

**VOTING BY PROXY**

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you in the event you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the lot. If you want to vote and do not attend the Annual Meeting, **you must vote by proxy**.

2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **Conquistador HOA, 1800 SE St Lucie Blvd, Attn Office, Stuart, FL 34996**, via email to: [manager@conquistadorliving.com](mailto:manager@conquistadorliving.com), or via facsimile to: **772-283-7785**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.

4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It can also be **assigned** (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.

5. A proxy form is enclosed with this notice for your use, if needed.

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - Elect Officers.
4. Adjournment

Date: 11/17/25.

**BY ORDER OF THE BOARD OF DIRECTORS**

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**Jan Barnes, Secretary**

## PROXY

The undersigned, owner or Voting Member of Lot or Unit No. \_\_\_\_\_ located at \_\_\_\_\_ (street address) **Conquistador Club and Apartments**, appoints (Check one):

\_\_\_\_ a) **Jan Barnes, Secretary**, of the Association, on behalf of the Board of Directors, or  
\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxyholder\*) with power of substitution, to attend the meeting of the members of **Conquistador Homeowners Association, Inc.** to be held **Friday, December 5, 2025, at 10:00 AM**, in the **Clubhouse Ballroom**, located at **1800 SE St Lucie Blvd, Stuart, FL 34996**, and any adjournment/recess thereof. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

**GENERAL POWERS:** By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such general powers by checking the box below:

\_\_\_\_ I do not grant general powers to my proxyholder.

**LIMITED POWERS:** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. I approve partial funding of reserves as per the budget recommended by the Board. (Voting "No" would increase monthly maintenance from \$207. per unit per month to \$306.)

YES

NO

2. I approve the proposed pickup truck amendment to the Amended and Restated Declaration as proposed by the Board of Directors. (Voting 'Yes' would allow pickup trucks on HOA property. Even if passed, condo associations could vote to amend their governing documents to further restrict or ban pickup trucks on their property.)

YES

NO

3. I approve the proposed pool fence amendment to the Amended and Restated Declaration as proposed by the Board of Directors. (Voting 'Yes' would require permanent pool fences to be installed on all **new** pool installations.)

YES

NO

4. I approve the proposed 8-feet hedge height amendment to the Amended and Restated Declaration as proposed by the Board of Directors. (Voting 'Yes' would raise the allowable hedge height from six feet to eight feet.)

YES

NO

Date: \_\_\_\_\_.

SIGNATURE(S) OF OWNER OR VOTING MEMBER:

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **Secretary** of the Association as your proxyholder.

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**THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**ANNUAL MEETING**

**FRIDAY, DECEMBER 5, 2025, at 10:00 AM**

**BALLOT**

1. I approve partial funding of reserves as per the budget recommended by the Board. (Voting “No” would increase monthly maintenance from \$207. per unit per month to \$306.)

YES

NO

2. I approve the proposed pickup truck amendment to the Amended and Restated Declaration as proposed by the Board of Directors. (Voting ‘Yes’ would allow pickup trucks on HOA property. Even if passed, condo associations could vote to amend their governing documents to further restrict or ban pickup trucks on their property.)

YES

NO

3. I approve the proposed pool fence amendment to the Amended and Restated Declaration as proposed by the Board of Directors. (Voting ‘Yes’ would require permanent pool fences to be installed on all **new** pool installations.)

YES

NO

4. I approve the proposed 8-feet hedge height amendment to the Amended and Restated Declaration as proposed by the Board of Directors. (Voting ‘Yes’ would raise the allowable hedge height from six feet to eight feet.)

YES

NO

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UNIT NO. OR LOT NO./STREET ADDRESS

SIGNATURE OF OWNER OR VOTING MEMBER:

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

**PROPOSED AMENDMENTS TO THE  
SECOND AMENDED AND RESTATED  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
CONQUISTADOR CLUB AND APARTMENTS  
MARTIN COUNTY, FLORIDA**

The following are proposed amendments to Second Amended and Restated Declaration of Covenants and Restrictions for Conquistador Club and Apartments. Underlining indicates new language. Striking through indicates deletion.

**ARTICLE X**  
**USE RESTRICTIONS**

2. No dwelling shall have a ground floor square foot area of less than 1200 square feet, exclusive of accessory buildings, breezeways, screened areas, open porches, terraces, patios and garages. All dwellings shall have at least a two-car garage attached to and made a part of the dwelling. Garages may not be used for residential purposes. No dwelling shall exceed one-story in height. All dwellings shall be constructed with concrete ~~or approved paver driveways~~ and the front, side and rear yards shall be solid sodded and gravel may not be substituted for sod. Each dwelling shall have landscape planning across the entire front of the house. Each lot shall be fully sodded not later than thirty (30) days following issuance of the occupancy permit. Driveways to be overlaid using materials approved by the ARB.

5 a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows: (a) Between street and Front Setback Lines: NONE. (b) Between street and Side Setback Lines: NONE. (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Baek Setback Line to Rear Lot Line: A hedge not over eight~~six~~ feet high, or a wooden fence not over six feet high from earth to top of fence, ~~or masonry construction not over six feet high~~. (d) Along the Rear Lot Line: a hedge, ~~or wooden fence~~ not over eight feet high, ~~or a fence~~ from earth to top of fence ~~or masonry construction~~ not over six feet high. (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight~~six~~ feet high, or a wooden fence not over six feet high from earth to top of fence. All fences must be made of ~~acceptable wood and masonry construction, or alternate~~ materials approved by the Architectural Control Board. This Restriction does not apply to completely enclosed screened area attached to house.

5 b. Pools and pool fences must are required to meet Martin County Building Code and Martin County Pool Code. Pools are required to be surrounded by a permanent pool fence at least 48 inches high and made of materials approved by the Architectural Control Board, ~~and are to be made of accepted wood and color or masonry construction, with the exception of the fence at the Common Pool which shall be such material as determined by the CHA Board and complies with Martin County code requirements~~.

5 c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line.

~~Flowers and small plants and shrubs are usually planted under this overhang around the house.~~

8. No vehicle shall be parked on any part of this property except on paved driveways and designated parking areas. No trailers, trucks or commercial vehicles, other than those present on business may be parked in the Subdivision, except that Residents pickup trucks are permitted if in compliance with the Rules attached as Exhibit "A". Boats, boat trailers and other recreational vehicles shall be parked inside of garages and concealed from public view. Vans, trailers, trucks, and motor homes may be parked within Conquistador for a period of up to 48 hours for the purpose of loading or unloading. Such vehicles parked beyond this limit may be towed away at the owner's expense. Visitors with pick-up trucks are allowed to park in the maintenance parking lot area for up to a maximum of three weeks while visiting a unit owner in residence at their house or condominium. Unit Owners whose guests who wish to park a pick-up truck in the maintenance area must submit a written request for such parking at least five (5) days in advance of the anticipated visit. Such requirement will be on a form adopted by the Board and requires advance approval by a Board member and the manager. This parking privilege is for pick-up trucks of guests and no trailers, RV's, campers, commercial trucks or oversized vans are allowed.

13. All house owners shall, as a minimum, have the grass regularly cut and properly irrigated. All trash and debris removed to the end that all lots shall be kept and maintained in a sightly manner. In the event that any lot shall not be kept in a sightly manner the (the determination of which shall be in the sole discretion of the Board of Directors of the Homeowners' Association), ~~the~~ Homeowners' Association, after ten (10) days notice to a lot owner, may proceed to cut the grass and remove trash and debris from said lot and assess the sum to the lot owner. All such assessments shall be subject to and collected in accordance with the provisions of Article VI of the Declaration

(any section of Article 10 "Use Restrictions" that is not included is not changed)

## EXHIBIT "A"

### PROPOSED AMENDMENT TO THE CONQUISTADOR HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS (Revised 10/24/2022)

The following is a proposed amendment to the Rules and Regulations that were updated 5/25/2022. Underlining indicates new language.

#### F. MOTOR VEHICLES, BYCYCLES, PARKING, PEDESTRIAN TRAFFIC

##### 7. PICKUP TRUCKS

- a. Resident pickup trucks are for private use only, not for business. No commercial vehicles allowed. Commercial displays, logos, or advertising are not permitted on resident vehicles.
- b. Vehicle length not to exceed 240", width not to exceed 82", and height not to exceed 84". No modifications that increase the length, width, height, or ground clearance are allowed.
- c. Bed covers, tonneau covers, only installed toolboxes are allowed.
- d. Camper shells are not allowed.
- e. No exposed fifth wheel attachments are allowed. In addition, removeable tow hitches must be removed from vehicles when parked.
- f. No dual rear wheels are allowed. No wheels or tires larger than those available on the manufacturer's price list or order specification are allowed.
- g. No diesel engines allowed.
- h. No modifications of exhaust systems or any other components that increase noise emissions are allowed.
- i. Only factory issued standard size mirrors are allowed.
- j. Open bed pickup trucks with goods or packaging must be loaded and unloaded within a 24-hour period.