

BYLAWS
OF
WEKIVA GOLF VILLAS HOMEOWNERS'
ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the Association shall be located at 101 Wymore Road, Suite 400, Altamonte Springs, Florida 32701, but meetings of members and Directors may be held at such places within the State of Florida, County of Seminole, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Florida Residential Communities, Inc., its successors and assigns if such successors or assigns should acquire more than one (1) undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the

Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of The Clerk of Seminole County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote there at, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-quarter (1/4) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote there at shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be

revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect three (3) directors for a term of one (1) year.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the even of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE IV

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors may be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two (2) directors, after not less than three (3) days' notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

(a) Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) Suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association

and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) Supervise all officers, agents and employees of this Association, and to set that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) Cause the Common Area to be maintained.

ARTICLE VIII
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one (1) of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

(b) Vice-President. The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to

inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the maximum rate allowed by law per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waiver or otherwise escape liability from the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC.

ARTICLE XIII AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of two-thirds (2/3) of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV MISCELLANEOUS

The fiscal year of the Association shall begin on the

first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC., have hereunto set our hands this 10th day of August, 1981.

Elyse J. Byles

Howard B. Lefkowitz, Director

Denise M. Byles

Elyse J. Byles

Burton A. Bines, Director

Denise M. Byles

James R. Spencer

Hal H. Kantor, Director

Wicki L. Bell

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and,

THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 10th day of August, 1981.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 10th day of August, 1981.

Burton A. Bines, Secretary

13/12
MARYANNE MORSE
CLERK OF CIRCUIT COURT

245883

SEMINOLE COUNTY, FL.
RECORDED & VERIFIED

98 AUG 12 AM 8:46

Prepared by & Return to:

(P)
Paul L. Wean, Esquire
1305 East Robinson St. Ste C
Orlando, FL 32801
(407) 894-0040

OFFICIAL RECORD
BOOK
2179 0468
SEMINOLE CO. FL

**CERTIFICATE OF APPROVAL OF
PROPOSED AMENDMENT TO
BY-LAWS OF
WEKIVA GOLF VILLAS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Board of Directors determined that an amendment to the By-Laws is necessary to afford the Association flexibility into allow imposition of a late fee to cover the administrative cost of dealing with delinquent assessments; and

WHEREAS, Article XII of the Articles of Incorporation provides that the By-Laws may be amended by by vote of a majority of the Board of Directors; and

WHEREAS, the Association approved, by by vote of a majority of the board of directors as required by Article XII of the Articles of Incorporation, a certain amendment to Article VII, Section 1 By-Laws at a duly called meeting of the Board of Directors held on MARCH 4, 1998 at which a quorum of the Directors was present, and at which the requisite number of Directors, voting in person, voted to approve the proposed amendment attached hereto, and

IN WITNESS WHEREOF, the undersigned officers certify that the attached amendment was duly adopted in accordance with the recitations contained herein this 27th day of July, 1998.

(Corporate Seal)

WEKIVA GOLF VILLAS
HOMEOWNERS ASSOCIATION, INC.

[Signature]
P.O. Box 91550
Longwood, FL 32779 President

[Signature]
P.O. Box 91550
Longwood, FL 32779 Secretary

ATTEST:

OFFICIAL RECORD
BOOK

3479 0469

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

SEMINOLE CO. FL

BEFORE ME, the undersigned authority, personally appeared
RONALD L. RAMOS, PRESIDENT, and Shelly Bolton,
SECRETARY, to me personally known and did take an oath, and acknowledged before
me that they freely and voluntarily executed the same in such capacity, under authority
vested in them.

WITNESS my hand and official seal in the State and County last aforesaid, this
27th day of July, 1998.

Cynthia L. Auster
Notary Public, State of Florida at Large

Printed Name: Cynthia L Auster

My commission expires:



This is Not a Certified Copy

**AMENDMENT TO THE BY-LAWS OF
WEKIVA GOLF VILLAS HOMEOWNERS ASSOCIATION, INC.**

Additions shown in bold underlines
Deletions shown in ~~strikeouts~~

**ARTICLE VII
POWERS AND DUTIES OF THE BOARD**

Section 1. **Powers.** The Board of Directors shall have the power to:

...

(f) Impose a late fee on all delinquent assessments. The amount of such late fee and its frequency shall be established by the Board of Directors, provided that the amount of any late fee shall not exceed \$25.00, and such fee shall not be charged more frequently than monthly.

OFFICIAL RECORDS
BOOK
2179 0470
SEMINOLE CO. FL

This is a Certified Copy

② Wekiva golf villas h.o.a.
P.O. box 915501
longwood, fl. 32779

Prepared by:

Paul L. Wean, Esquire
646 East Colonial Drive
Orlando, Florida 32803
(407) 999-7780

MARYANNE NURSE, CLERK OF CIRCUIT COURT
BENING COUNTY
BK 07104 Pgs 1537 - 15401 (4pgs)
CLERK'S # 2008137099
RECORDED 12/12/2008 01:54:07 PM
RECORDING FEES \$5.50
RECORDED BY L. McKinley

**CERTIFICATE OF APPROVAL OF
PROPOSED AMENDMENT TO
BY-LAWS OF
WEKIVA GOLF VILLAS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Board of Directors determined that an amendment to the By-Laws is necessary to afford the Association flexibility into operate the Association; and

WHEREAS, Article XII of the Articles of Incorporation provides that the By-Laws may be amended by vote of a majority of the Board of Directors; and

WHEREAS, Article VII of the Articles of Incorporation provides that the size of the Board of Directors may be changed by an amendment to the Bylaws; and

WHEREAS, the Association approved, by vote of a majority of the board of directors as required by Article XII of the Articles of Incorporation, a certain amendment to Article IV, Section 1 of the By-Laws at a duly called meeting of the Board of Directors held on January 23, 2007 at which a quorum of the Directors was present, and at which the requisite number of Directors, voting in person, voted to approve the proposed amendment attached hereto, and

IN WITNESS WHEREOF, the undersigned officers certify that the attached amendment was duly adopted in accordance with the recitations contained herein this 6th day of January, 2007.

(Corporate Seal)

WEKIVA GOLF VILLAS
HOMEOWNERS ASSOCIATION, INC.

John Ewasychuk, President

John Carter, Secretary/Treasurer



STATE OF FLORIDA:
COUNTY OF SEMINOLE:

BEFORE ME, the undersigned authority, personally appeared JOHN
EWSEYCHIK, PRESIDENT, and JOHN CARTER, SECRETARY/TREASURER, to me
personally known and did take an oath, and acknowledged before me that they freely
and voluntarily executed the same in such capacity, under authority vested in them.

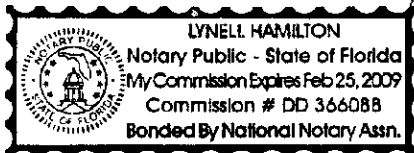
WITNESS my hand and official seal in the State and County last aforesaid, this
27 day of January, 2007.

Lynell Hamilton
Notary Public, State of Florida at Large

Printed Name: Lynell Hamilton

My commission expires

2-25-09



**PROPOSED AMENDMENTS TO THE
BYLAWS
OF
WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC.**

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by " * * "

* * *

**ARTICLE IV
BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE**

Section 1. ~~Number.~~ The affairs of this Association shall be managed by a Board of three ~~(3)~~ **five (5)** directors, who need not be members of the Association.

Section 2. ~~Term of Office.~~ At the first annual meeting ~~the members shall elect three (3) directors for a term of one (1) year.~~ **of the Members, following the adoption of this amendment, the Members, when entitled, shall elect directors in accordance with the following provisions:**

A. In the event that the number of directors shall be changed by an amendment to these Bylaws, the Board shall by rule determine the initial term of the new directors, so as to maintain the system of staggered terms hereafter set forth. The term of elected directors shall be determined by the total of votes cast for each candidate, with the highest vote total yielding the longest term of office.

B. From and after the adoption of this amendment, Directors shall be elected for staggered terms. At the first annual meeting and election of Directors after the adoption date of this provision, the terms of the Directors shall be established as follows:

1. Of the five (5) Directors to be elected, the two (2) Directors receiving the highest total of votes shall be elected for three (3) year terms.

2. Of the remaining three (3) Directors successfully elected, the two Directors receiving the next highest total of votes shall be elected for two (2) year terms, and

3. the remaining elected Director shall be elected to a one (1) year term.

4. Thereafter, Directors shall be elected to serve three (3) year terms.

C. In the event that no election of Directors is held due to the absence of sufficient candidates to warrant the holding of an election, or in the event of a tie vote between candidates, they shall, by the draw of cards or by use of a similar random device, determine the length of the term of each such candidate.

D. Each Director shall serve until his or her successor is duly elected and qualified, or until the death, resignation, removal or disqualification of such Director.

E. Any Director appointed to fill a vacancy on the Board shall be appointed to complete the term of the Director previously holding the position.

F. The Board is empowered to establish rules not inconsistent with the foregoing to maintain a scheme of staggered terms so that, at least one member of the Board is eligible for election each year, while maintaining three (3) year terms.

* * *

Prepared by: Paul L. Wean, Esquire
Dated: June 2, 2006

This instrument prepared by:

Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07104 Pg 1541; (1pg)
CLERK'S # 2008137100
RECORDED 12/12/2008 01:54:07 PM
RECORDING FEES 10.00
RECORDED BY L McKinley

**CERTIFICATE OF APPROVAL OF AMENDMENTS
TO THE BYLAWS OF
WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC.**

The undersigned authorities hereby certify that the Association unit owner members and the Board of Directors have duly adopted the attached amendments to the Bylaws of the Association as were adopted at a duly called meeting of the Board of Directors members held on January 27th, 2008. The amendments were adopted by the affirmative vote of a majority of the Board of Directors under the authority of Article XII of the Articles of Incorporation of the Association.

Witness our hands and seals this 27th day of February, 2008.

ATTEST:

**WEKIVA GOLF VILLAS
HOMEOWNERS' ASSOCIATION, INC.**

"ASSOCIATION"

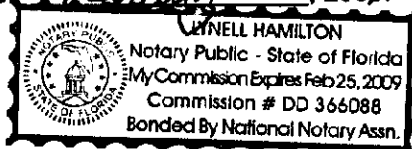
John A. Carter, Secretary

By John Ewseychik, President

STATE OF FLORIDA :
COUNTY OF SEMINOLE :

Before me, the undersigned authority, personally appeared John Ewseychik + John Carter, to me personally known to be the President and Secretary, respectively, Wekiva Golf Villas Homeowners' Association, Inc., or having produced Fl. Driver Licenses as identification and did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 27th day of February, 2008.



Lynell Hamilton (SIGN)
Lynell Hamilton (PRINT)
Notary Public, State of Florida at Large

My Commission Expires:

2-25-09

Wekiva Golf Villages 011193