

BY-LAWS
OF
THE BEACHCOMBER CONDOMINIUM ASSOCIATION, INC.

ARTICLE 1

IDENTITY AND PURPOSE

These are the By-laws for The Beachcomber Condominium Association, Inc., a Florida corporation not for profit, referred to in the balance of these By-laws as the "Association". The purpose of these By-laws is to provide the rules for the administration of this Association and the operation of The Beachcomber Condominium to be constructed upon the following described real property Duval County, Florida:

Portions of Lots 2 and 3, Block 41, Pablo Beach, according to the plat thereof as recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida, and as more particularly described on Schedule A attached to these By-Laws and incorporated by this reference.

ARTICLE 2

CONTROLLING LAWS AND AGREEMENTS

Section 1. Florida Law.

This Association is formed under the provisions of Florida Statutes Chapter 617 (1982) and Florida Statutes Chapter 718 (1982). Those laws and the other laws of the State of Florida shall control the interpretation and enforcement of these By-laws.

Section 2. Coordination With Other Agreements.

These By-laws are controlled by the provisions of the Declaration of Condominium and the Articles for this Association, and in the event of a conflict between the three, the Declaration, the Articles, and these By-laws shall control over the other in that order.

ARTICLE 3

OFFICE, FISCAL YEAR AND SEAL

Section 1. Office.

The initial registered office of this Association is the offices of Schneider, Dunay, Ryan & Marks, P.A., 2105 Park Avenue, Suite 20, Orange Park, Florida 32073. The board of directors may change that office from time to time as they deem appropriate, with the change becoming effective upon the filing of that information with the Florida Secretary of State. Also, the board of directors may establish such business offices as they deem to be appropriate.

Section 2. Fiscal Year.

The fiscal year of this Association shall be the calendar year.

Section 3. Seal.

The seal of the corporation shall be that as adopted at the organization meeting and as amended from time to time, but in all events shall contain the name of the corporation, the word "Florida", the words "corporation not for profit", and the year of incorporation.

ARTICLE 4
MEMBERS

Section 1. Qualification For Membership.

Any natural person or other legal entity who acquires of record a fee simple interest in a unit in the condominium shall be a member of this Association. When and if the condominium is terminated, the members shall consist of those who are members as of the time of the termination and their respective successors and assigns.

Section 2. Manner Of Admission.

Any owner described in the foregoing section shall automatically be entitled to membership and shall become a member of this Association as of the time that the instrument creating their interest is recorded in the current public records of Duval County, Florida. As soon as practicable, but not less than seven (7) days after membership is obtained, a member shall register with the secretary of this Association providing such reasonable information as the board of directors may require from time to time.

Section 3. Voting Rights.

The owners of record of each unit in the condominium shall be entitled to one vote as a member of this Association, with the manner of exercising such voting rights to be determined by these By-laws.

Section 4. Majority.

When used in the context of exercise of voting rights by unit owners, whether in the Declaration, the Articles or these By-laws, the term "majority" shall mean any amount more than fifty percent (50%).

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Section 5. Designation Of Voting Representative.

Each unit that is owned by more than one natural person or by one or more corporations or other artificial legal entities, shall designate voting representatives in the following manner:

- (a) Natural Persons. Where a unit is owned by two (2) or more natural persons, regardless of the form of ownership, they shall designate one of them to be their voting representative by a written certificate signed by all of them filed with the secretary of this Association.
- (b) Corporations Or Other Artificial Legal Entities. Where a unit is owned by one or more corporations or other artificial legal entities, a natural person shall be designated as the voting representative by a certificate signed by all of the owners filed with the Secretary of State, which certificate shall be signed by such officers or officials of the corporation or other legal entity sufficient to evidence authority for the designation.
- (c) Time Of Validity Of Certificates. Each certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in ownership of the unit concerned. A certificate designating the person entitled to cast the vote of the unit may be revoked by any owner of that unit. However, revocations or terminations in accordance with this provision shall not be effective against the Association unless and until the secretary becomes actually aware of the revocation or termination.

Section 6. Approval Or Disapproval Of Matters.

Whenever the decision of a unit owner is required upon any matter, whether or not the subject of an Association meeting, the decision shall be expressed by the same person who is designated in accordance with the foregoing section as the voting representative, unless the joinder of record owners is specifically required by the Declaration, the Articles or these By-laws.

Section 7. Restraint Upon Assignment Of Shares And Assets.

The share of a member in the funds and assets of this Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the particular unit.

ARTICLE 5
MEETINGS OF MEMBERS

Section 1. Annual Meetings.

There shall be an annual meeting of the members, which shall

be held on the premises of the condominium at 7:30 P.M. Eastern Standard Time, on the second Tuesday in November of each year, unless that day is a legal holiday, in which event, the meeting shall be held at the same hour on the next day. The purpose of the annual meeting shall be to elect the board of directors and for the transaction of any other business authorized to be transacted by the members. The annual meeting may be waived by a unanimous agreement of the members in writing. Notwithstanding the foregoing, the board of directors shall have the discretion to hold the annual meeting at any other time during the first two (2) weeks of November of each year which the board deems to be more convenient to the members of the Association.

Section 2. Special Meetings Of Members.

Special meetings of members shall be held whenever called by a majority of the board of directors and must be called by the directors upon receipt of a written request from a majority of the designated voting representatives.

Section 3. Notice Of All Meetings.

Notice of all meetings of the members stating the time and place and the subjects for which the meeting is being called shall be given to all members, whether or not designated as voting members, unless waived in writing. Waiver of the notice of the meeting may be made in writing before or after any meeting. Written notice shall be given in two (2) manners. First, except in the case of an emergency, adequate notice of all meetings shall be posted conspicuously on the condominium property at least forty-eight (48) hours in advance. Second, not less than thirty (30) days and not more than forty (40) days before a meeting, notice shall be mailed to all members at the addresses then on the records of the Association. Proof of mailing shall be by Post Office receipts or by affidavit of the person giving the notice.

Section 4. Quorum.

A quorum at a meeting of the members shall be established if there is in person or by proxy a majority of the unit owners or voting rights required to make decisions. Except as otherwise expressly provided for in the Declaration, the Articles or these By-laws, the acts approved by a majority of the established quorum shall constitute an act of all of the members. Subsequent joinder of a member in an action by signing and concurring in the minutes shall not be sufficient to establish the quorum for the meeting.

Section 5. Proxies.

Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote, and shall be valid only for

the particular meeting designated therein and any lawfully adjourned meetings thereof, and must be filed with the secretary before the appointed time of the meeting or any adjournment thereof. Every proxy shall be revocable at any time at the pleasure of the member who has given it, but its revocation shall not be effective as regards this Association until actual receipt thereof by the secretary of this Association. In no event shall any proxy be valid for a period longer than ninety (90) days after the date that it was given.

Section 6. Adjourned Meetings.

If any meetings of members cannot be organized because quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until quorum is present. Also, any meeting at which a quorum is established may be adjourned to another time and place as determined at that meeting, and no additional notice as to the time or place of the meeting shall be required unless there shall be any additional items added to the agenda after the adjournment of the first meeting.

Section 7. Withdrawal And Loss Of Quorum.

Once a quorum is established at a meeting, it may not be disestablished by the withdrawal of any of the members entitled to vote at that meeting, so that in such event any action taken shall be valid and binding notwithstanding the withdrawal.

Section 8. Rules Of Order And Order Of Business.

The board of directors may from time to time establish rules of order or procedure for the conduction of meetings of the members, as for example, Roberts Rules of Order. The order of business at annual meetings of the members, and as far as practical at other meetings, shall be at least the following:

- (a) Calling of the roll and certifying of proxies in order to determine if a quorum exists.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading and disposal of any unapproved minutes.
- (d) Reports of Officers.
- (e) Report of Committees.
- (f) Election of Directors.
- (g) Unfinished New Business.
- (h) New Business, as for example, any budget matters.
- (i) Adjournment.

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Section 9. Minutes Of Meetings.

This Association shall maintain minutes of each meeting of the members in a businesslike manner, and the minutes shall be kept in a book available for inspection by all members or their authorized representative at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

Section 10. Right Of Attendance.

These By-laws have established a mandatory procedure for the designation of voting members for the purpose of efficiency in the conduct of the affairs of this Association by the members. However, nothing in these By-laws shall be construed to prohibit any member from attending any meeting of the members and exercising their right of free speech at such meetings subject to the rules of order applicable to the meeting as established by the Board of Directors.

Section 11. Officials Conducting Meetings.

Meetings of the members shall be conducted by the president of the Association, but in the absence of that officer, by such other officer or director as the board of directors shall determine.

Section 12. Interpretations Regarding Designated Voting Members.

In the event that it is not clear from the language of any particular provision in the Declaration, Articles of Incorporation, or these By-laws, as to whether or not a particular act by the members requires a particular percentage vote by all members or only by designated voting representatives, all conflicts shall be resolved in favor of requiring a vote by all members rather than just designated voting representatives.

ARTICLE 6
DIRECTORS

Section 1. Qualifications.

Except as otherwise expressly provided for in the Declaration, the Articles of Incorporation or these By-laws, a director shall be a person who is a member of this Association, whether or not designated as a voting representative. The affairs of this Association shall be managed by a board of directors of not less than three (3) nor more than five (5) persons.

Section 2. Election Of Directors.

- (a) The board of directors shall be elected at the annual meeting of the members by a majority of the quorum of designated voting representatives.

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- (b) Except for vacancies caused by removal of the directors by the members, vacancies on the board of directors occurring between annual meetings of the members shall be filled by the remaining directors; provided, however, vacancies caused by resignation of a developer-appointed director shall be filled by the developer appointing the replacement.
 - (c) Prior to each annual meeting, and as a part of the notice of the annual meeting, the existing board of directors shall propose a slate of qualified persons for election to the new board of directors, but any unit owner desiring to be a candidate for board membership may be nominated by any designated voting representative from the floor at the time of the annual meeting of members.
 - (d) Except for developer-designated directors, any director may be removed, with or without cause, by concurrence of a majority of the quorum of designated voting representatives of this Association at a special meeting of the members called for that purpose. A special meeting of the unit owners to recall a member or members of the board of directors may be called by ten percent (10%) of the designated voting representatives, but the notice of the meeting must be given in the manner required in these By-laws for notices of meetings of members. A vacancy on the board of directors created by a recall by the members under this provision shall be filled by the members at the same meeting.
 - (e) The developer shall be vested with the power to designate the initial board of directors, who need not be members of this Association. The initial board of directors, or any developer-appointed replacements thereof, shall serve until unit owners are entitled to elect unit owners to replace a member or members of the developer-designated board of directors as provided in Article 8 of the Articles of Incorporation and in this article of these By-laws.

Section 3. Transfer Of Control By Developer To Unit Owners.

The rights and duties of the developer in connection with control of this Association by virtue of the right to elect or appoint members of the board of directors shall be as provided in Article 8 of the Articles of Incorporation of this Association, which provisions are incorporated in these By-laws by this reference.

Section 4. Term.

The term of each director's service shall extend until the next annual meeting of the members and thereafter until a successor is duly elected and qualified, or until the director is removed in the manner provided elsewhere in the Articles of Incorporation or these By-laws.

Section 5. Organizational Meeting.

The initial organizational meeting of the first board of directors shall be held within ten (10) days after their election by the developer at such place and as such time as shall be fixed by the directors at the meeting at which they are elected by the developer, and no further notice of that organizational meeting shall be necessary.

Section 6. Meetings Open To All Members.

All meetings of the board of directors shall be open to all members of this Association, but this right of attendance shall not be used to hamper the conduction of the meeting.

Section 7. Regular Meetings And Notice.

Regular meetings of the board of directors may be held at such time and at such place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given or delivered to each director personally or by mail, telephone or telegraph at least three (3) days prior to the day named for such meeting, and, except in an emergency, adequate notice of the meeting shall be posted conspicuously on the condominium property at least forty-eight (48) hours in advance of the meeting.

Section 8. Special Meetings.

Special meetings of the directors may be called by the president and must be called by the secretary at the written request of one-third (1/3rd) of the directors. The method of notice and the time for the giving of notice, including the conspicuous posting on the condominium property, shall be as set forth in the foregoing section.

Section 9. Waiver Of Notice.

Any director may waive notice of a meeting before or after the meeting in writing, and such waiver shall be deemed equivalent to the giving of notice.

Section 10. Majority.

When used in the context of exercise of voting rights by directors, whether in the Declaration, the Articles or these By-laws, the term "majority" shall mean any amount more than fifty percent (50%).

Section 11. Quorum.

A quorum at the meetings of directors shall consist of a majority of the entire board of directors. The acts approved by a majority of the quorum shall constitute the acts of the board of directors, except where approval by a greater number of directors is required by the Declaration, the Articles of Incorporation, or these By-laws.

Section 12. Adjourned Meetings.

If at any meetings of the board of directors there should be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. If a quorum is established, a meeting may be adjourned to any other time or place without further notice except in the event that an additional item is to be added to the agenda after the first meeting.

Section 13. Withdrawal.

Once a quorum is established at a meeting of the directors, the quorum shall not be disestablished by the withdrawal of a sufficient number of directors.

Section 14. Joinder In Meeting By Approval Of Minutes.

The joinder of a director in the action of a meeting by signing and concurring in the minutes shall not constitute the presence of such director at the meeting for determining the purpose of a quorum nor for determining whether or not a particular act has been approved or not.

Section 15. Presiding Officer.

The presiding officer of all directors' meetings shall be the president, but in the absence of that officer, any other officer or director as determined by the directors who are present.

Section 16. Directors' Fees.

In no event shall any developer-designated director be entitled to any director's fees. Other directors shall not be entitled to any fees unless approved by a majority of the quorum of all members, whether designated as voting members not.

Section 17. Powers And Duties Of The Board Of Directors.

The powers and duties of the board of directors are:
All of the powers and duties of the Association provided by the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, and these by-laws, as amended from time to time, and all other provisions of Florida law not inconsistent with any of the foregoing, subject only to approval by members when such approval is specifically required by the provisions of the foregoing laws and agreements. These powers and duties include but are not limited to these subject matters as more fully delineated in the foregoing laws and documents: assessments; disbursement of monies; maintenance;

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insurance procurement; reconstruction and repairs; regulation by promulgation of rules and regulations; contracting for management; payment of liens; enforcement of laws and agreements; obtaining and paying for and granting easements in connection with utilities; employment of employees or independent contractors.

Section 18. Minutes Of Meetings.

This Association shall maintain minutes of each meeting of the board of directors in a businesslike manner, and the minutes shall be kept in a book available for inspection by all members or their authorized representative at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

ARTICLE 7
OFFICERS

Section 1. Qualifications.

All officers of this Association shall be persons who are members of this Association, except during the period of time developer has control of the Association as provided in the Articles of Incorporation and these By-laws, during which time an officer may be a person other than a member.

Section 2. Officers And Election.

The officers of this Association shall be a president, a vice president, a treasurer, secretary, and any other officer deemed to be necessary by the board of directors. Any person may hold two (2) or more offices, but in all events there shall be at least two (2) persons holding all of the offices. Officers shall be elected by and shall serve at the pleasure of the board of directors, who may peremptorily remove any officer at any time. All officers shall be elected and removed by a majority of the quorum of the board of directors at any meeting.

Section 3. President.

The president shall be the chief executive officer of this Association. The president shall always be a director. The president shall have all the powers and duties which are customarily vested in the office of president of a corporation not for profit, including, but not limited to, the power to appoint committees from among the members from time to time appropriate in order to assist in the conduction of the affairs of the Association. The president shall serve as chairman of the board of directors and shall preside at meetings of the members.

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Section 4. Vice President.

The vice president shall, in the absence or disability of the president, exercise the powers and perform the duties of the president. The primary duties of the vice president shall be to assist the president in the presidential duties.

Section 5. Secretary.

The secretary shall keep the minutes of all of the meetings of the directors and the members. The secretary shall attend to the giving and serving of all notices to the members and directors and any other notices required by applicable law or agreement. The secretary shall keep all the records of this Association, except the financial records to be maintained by the treasurer, and shall perform all other duties incident to the office of secretary of a corporation not for profit. An assistant secretary may be appointed to perform the duties of the secretary in the absences of the secretary. The board of directors may, in their discretion, employ employees or independent contractors to perform the duties of the secretary.

Section 6. Treasurer.

The treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. The treasurer shall keep the books of the Association in accordance with good accounting practices and provide for collection of assessments, and shall perform all other duties incidental to the office of a treasurer of a corporation not for profit. As with the secretary, the duties of the treasurer may be fulfilled at the election of the board of directors by employing employees or manager for that purpose. The compensation, if any, of all officers shall be fixed by the members as with any other budgetary matter in accordance with the provisions of these By-laws. In no event, shall the developer receive any compensation as an officer.

Section 7. Supplementary Powers And Duties.

The foregoing brief descriptions of the powers and duties of the various officers may be supplemented from time to time by the board of directors, except that in no event shall the board of directors delegate to any officer who is not a director their director decision making duties imposed by applicable law and the Declaration, the Articles of Incorporation and these By-Laws.

Section 8. Employment Of Professional Advisers.

Subject to approval of the fees in accordance with the provisions of applicable law, the Declaration, the Articles of Incorporation and these By-laws, the board of directors, or the officers upon

prior authorization of the board of directors, shall be entitled to employ professional advisers, including but not limited to, accountants, attorneys, and the like, for advice in exercising the various duties imposed upon the directors and officers by applicable law, the Declaration, Articles of Incorporation or these By-laws.

ARTICLE 8
FISCAL MANAGEMENT

The provisions for fiscal management of this Association provided by applicable law, the Declaration, and the Articles of Incorporation, are supplemented by the following provisions:

Section 1. Accounts.

The receipt and expenditures of this Association shall be credited and debited to accounts under the following classifications as shall be appropriate, when authorized and approved by the board of directors. The receipt shall be entered by the amounts of receipts by accounts and receipt classifications and expenses by the amounts of expenses by accounts and expense classifications.

- (a) Current Expense. Current expense shall include all receipts and expenditures to be made within the year for which the receipts are budgeted and may include a reasonable allowance for contingencies and working funds. The balances, if any, at the end of each year shall be applied to reduce assessments for current expense for the succeeding year or to fund reserves. This shall include, but shall not be limited to, cost for security, professional and management fees and expenses, taxes, cost for recreational facilities, expense for refuse collection and utility services, expense for lawn care, cost for building maintenance and repair, occurring annually, insurance cost, and administrative and salary expenses.
- (b) Reserve For Deferred Maintenance. Reserve for deferred maintenance shall include funds for maintenance items which occur less frequently than annually.
- (c) Reserve For Replacement. Reserve for replacement shall include funds for repair or replacement required because of damage, depreciation or obsolescence.
- (d) Betterments. Reserve to be used for capital expenditures for additional improvements or additional personal property that will be part of the common elements.
- (e) Reserves on Working Capital. In addition to any of the foregoing, a working capital fund shall be established for the initial months of the project operation equal to at least two months' estimated common area

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charge for each unit. Each unit's share of the working capital fund must be collected and transferred to this Association at the time of closing of the sale of each unit, and must be maintained in a segregated account for the use and benefit of this Association. The purpose of this fund is to ensure that this Association will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services necessary or desirable by the board of directors. Amounts paid into this fund are not to be considered as advance payment of regular assessments. This provision does not apply to the Developer to the extent provided in Article 14 Section 14.7 of the Declaration.

Section 2. Budget.

The board of directors shall adopt a budget for each calendar year which shall include the estimated funds required to defray the current expenses and may provide funds for the foregoing reserves:

- (a) A copy of a proposed annual budget of common expenses shall be mailed to the unit owners not less than thirty (30) days prior to the meeting at which the budget will be considered, together with a notice of that meeting. The unit owners shall be given written notice of time and place at which such meeting of the board of directors to consider the budget shall be held, and such meeting shall be open to all unit owners. If a budget is adopted by the board of directors which requires assessment against the unit owners in any fiscal year exceeding one hundred and fifteen percent (115%) of such assessments for the preceding year, upon written application of ten percent (10%) of all unit owners to the board of directors, a special meeting of the unit owners shall be held upon not less than ten (10) days written notice to each unit owner, but within thirty (30) days of the delivery of such application to the board of directors or any member thereof, at which special meeting unit owners shall consider and enact a budget. The adoption of the budget shall require the vote of not less than a majority vote of all unit owners. In determining whether assessments exceed one hundred and fifteen percent (115%) of similar assessments in prior years, there shall be excluded from the computation any provision for reasonable reserves made by the board of directors in respect of repair or replacement of the condominium property or in respect of anticipated expenses by the Condominium Association which are not anticipated to be incurred on a regular or annual basis. There shall also be excluded from such computation, assessments for betterments to the condominium property. Provided, however, that so long as the developer is in control of the board of directors, the board shall not impose an assessment for any use greater than one hundred and fifteen percent

115%) of the prior fiscal or calendar year's assessment without approval of the majority of the unit owners.

- (b) The proposed annual budget of the board of directors shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those items detailed in Florida Statutes Section 718.504(20) (1982). In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance, repairs and replacement of common elements that must be replaced on periodic basis.

Section 3. Assessments.

Assessments against the unit owners and their units for their respective shares of the items of the budget shall be made in advance on or before December 20, preceding the year for which the assessments are made. Such assessments shall be due on January 1 of the assessment year, but at the discretion of the board of directors, may be payable in twelve (12) equal monthly installments, one of which shall come due on the first day of each month of the year for which the assessments are made. In any event the assessments shall be payable not less frequently than quarterly. Assessments shall be made in an amount no less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and monthly payments thereon shall be due upon the first day of each month until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the board of directors. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due on the first day of the month next preceding the month in which such amended assessment is made or as otherwise provided by the board of directors.

Section 4. Initial Assessment.

The initial or first assessment shall be determined by the board of directors of this Association, shall be substantially similar to that provided by the Developer to each initial purchaser, and shall be in addition to the reserve and working capital fund required by Section 718.504(20) (1982).

Section 5. Acceleration Of Installments Upon Default.

If a unit owner shall be in default in the payment of an installment upon an assessment, the board of directors may accelerate

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the remaining installments of the assessment upon notice to the unit owner, and the then unpaid balance of the assessment shall become due and payable in full upon the dates stated in the notice but not less than ten (10) days after the delivery of the notice to unit owner, or if such notice be by registered or certified mail, not less than twenty (20) days after the mailing, whichever shall first occur.

Section 6. Depository.

Except as may be otherwise provided for in a management agreement entered into by this Association, the depository of this Association shall be such banks in Duval County, Florida, as shall be designated from time to time by the directors, and the withdrawal of monies from such accounts shall be only by checks signed by such persons as authorized by the directors. Whether or not these depository accounts shall be interest bearing shall be at the determination of the board of directors.

Section 7. Audit And Tax Returns.

The board of directors shall employ, as a common expense, a certified public accountant or other qualified person or firm independent of the Developer to prepare annual audits of this Association and such tax returns as may be required by applicable federal, state or local laws or regulations. The audit shall be performed after the end of each calendar year, and a copy of it shall be furnished to each unit owner not later than April 30 of the year following the year for which the audit is made. Unless required by a majority of all of the members of this Association, this audit need not be a certified audit. If requested in writing, all mortgagees shall be entitled to a copy of the audit.

Section 8. Insurance And Fidelity Bonds.

The board of directors shall procure and maintain as a common expense insurance and fidelity bonds as required by the provisions of the Declaration of Condominium, and may also procure such Association insurance as is provided on an elective basis in the Declaration of Condominium.

ARTICLE 9
INFORMATION

This Association shall make available to all owners and all mortgagees, including the insurers or guarantors of mortgages, the following: current copies of the Declaration, the Articles of Incorporation, By-laws, and rules and regulations promulgated by the board of directors under the authority granted it by the Declaration; and the books, records and financial statements of this Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances. Unit owners and first mortgagees, including their insurers or guarantors, shall be entitled to one copy of any of the

foregoing at the expense of the Association as a common expense. However, any party entitled to the foregoing information that desires a copy that is recorded with a public office to be certified by that public office shall bear the expense of the certification.

ARTICLE 10
PARLIAMENTARY RULES

Roberts' Rules of Order (latest edition) shall govern the conduction of all meetings of this Association when not in conflict with the Declaration of Condominium, the Articles of Incorporation or these By-laws. However, the board of directors shall have the right to alter or supplement those rules, or to create new rules in the absence of such rules, so long as such revisions by the board of directors are not in conflict with the Declaration of Condominium, the Articles of Incorporation and these By-laws.

ARTICLE 11
AMENDMENT AND REPEAL OF THESE BY-LAWS

Section 1. Amendment.

These By-laws may be amended in the manner set forth in the Declaration. No by-law shall be revised or amended by mere reference to its title or number only. Proposals to amend these By-laws shall contain the full text of the by-laws to be amended, with words to be deleted lined through with hyphens and words to be added underlined in substantially the same manner as is now done by the Florida Legislature when amending an existing statute. However, if the proposed change is so extensive that the foregoing procedure would hinder, rather than assist, the understanding of the proposed amendment, it shall not be necessary to perform such lining and re-lining, but, instead, a notation shall be inserted immediately preceding the proposed amendment in substantially this language: "Substantial rewording of By-law. See By-Law _____ for present text". Non-material errors or omissions in the by-law process shall not invalidate an otherwise properly promulgated amendment, and the board of directors shall be entitled to correct the non-material error or omission in the same manner as now done for correcting of non-material errors or omissions in Florida statutes.

Section 2. Repeal.

Until such time as the condominium is terminated and this Association is dissolved in accordance with applicable law, there shall be no repeal of these By-Laws unless there should be also proposed and duly adopted a substitution for them.

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ARTICLE 12
ADOPTION

These By-laws were adopted as the By-laws of this Association at the first meeting of the board of directors on the day of April, 1983 on the 24th

Walter C. [Signature]
Secretary

APPROVED:

[Signature]
President