

BYLAWS

of

OAK WOODLANDS PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I. NAME:

The name of the Association shall be OAK WOODLANDS PROPERTY OWNERS ASSOCIATION, INC., a corporation under Chapter 617, Florida Statutes organized as a corporation not for profit and hereinafter also referred to as "The Association."

ARTICLE II. MEMBERSHIP:

The membership of The Association shall consist of each lot owner in OAK WOODLANDS and all platted, recorded subdivisions therein subject to and as described in the Restrictive and Protective Covenants for said subdivisions as recorded in the Public Records of Hamilton County, Florida. No privileges shall be based in any manner upon race, color, sex, creed or national origin.

ARTICLE III. PURPOSE AND JURISDICTION:

A. The purpose and scope of jurisdiction of the Association as a duly formed property owner's association requiring membership of each lot owner pursuant to recorded deed restrictions, shall be to accept and provide for permanent maintenance of all roads in said subdivisions pending Full County acceptance for permanent maintenance, of any boat ramps, lake, picnic and park areas, together with pro rata participation by the subdivider of said subdivisions in all assessments as owner of all unsold lots therein, and subject to prorata participation in payment of expenses for all of said roads and common facilities available for use by lot owners in said subdivisions.

B. The Association through its Board of Directors shall accept ownership of any of the above facilities tendered by OAK WOODLANDS, INC., and shall provide permanent maintenance of said facilities subject to the permanent rights of use in existence or provided for said lands and facilities, and The Association may enact or participate with others in enacting reasonable rules governing use of said facilities and enforce payment of all Association assessments and all restrictions and protective covenants as provided in the above described Restrictions and Protective Covenants.

ARTICLE IV. ASSESSMENTS FOR MAINTENANCE OF ROADS AND FACILITIES:

The Association may assess any and all necessary expenses for maintaining, but not constructing road and ramp areas including picnic and park facilities, with estimated expenses being pro-rated by individual assessments against each lot. Initial and subsequent assessments shall be determined by the Association after consulting with a civil engineer and qualified maintenance service person and determining a budget based on a cost analysis to substantiate that the proposed assessment is sufficient to provide continuous quality maintenance of all roads and facilities at actual cost to the Association. Assessments shall be collected at such times and on such schedule as shall be determined by the Board of Directors. The Association shall cause to be filed statements of unpaid amounts due and claims of lien as provided by the Restrictions and Protective Covenants and collection shall be in accordance with said Covenants.

ARTICLE V. ASSOCIATION MANAGEMENT:

A. At the 1990 Annual Meeting of the membership, the members present and voting shall elect five Directors, three of whom shall serve for three years and until their respective successors are thereafter elected, and two of whom shall serve for two years and until their respective successors are thereafter elected, and who shall constitute the Board of Directors of the Association.

B. The Board of Directors shall, by a majority vote and in meetings at which a quorum is present, elect a President, Vice President, Secretary and Treasurer (which may be combined as Secretary-Treasurer), who shall serve for a term of two years and until their respective successors shall be elected.

C. Vacancies in unexpired terms of the Board of Directors or officers shall be filled by the Board by majority vote, provided that no member whose assessments are in arrears shall serve as an officer or director.