

12. "Common Area" shall mean any land or facilities which the Association owns or maintains, including the roadways within the subdivision and any easements for drainage and storm water retention reserved to the Association.

ARTICLE II - OAK WOODLANDS

FL 3977 B 337 P 322
CO:HAMILTON ST:FL

PROPERTY OWNERS ASSOCIATION, INC.

Section 1. General: Declarant has deemed it desirable for the efficient preservation of the values and amenities in the subdivisions to create an agency to which should be delegated and assigned the powers of maintaining and administering the common areas; administering and enforcing these covenants and restrictions; collecting and disbursing the assessments and charges hereinafter established; and for the purposes of promoting the common interest of the owners in OAK WOODLANDS. Declarant has filed with the Secretary of State of Florida, OAK WOODLANDS PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, hereinafter referred to as the "Association", to which there has been and will be delegated and assigned certain power and duties of management, maintenance, operation and care of real property, including but without limitation, all roads, parks, lakes, ditches, canals, retention or detention areas, drainage, other surface water management works and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the association or the owners in common, and the enforcement of the rules adopted by the association or the owners in common, and the enforcement of the Covenants and Restrictions contained herein as well as collection and disbursement of maintenance and upkeep expense. As set forth in its Articles of Incorporation and Bylaws the Association may engage in any other activity or assume any responsibility that the Association may consider desirable to promote common interests of the residents of OAK WOODLANDS.

The Association shall operate and maintain at its cost, and for the use and benefit of the owners of lots in OAK WOODLANDS, all land owned by the Association. The Association shall be responsible for the perpetual maintenance of the streets and roadways within the subdivision, unless or until the appropriate governmental body of Hamilton County accepts this responsibility from the Association.

Section 2 Membership in the Association: Any person who owns a lot within the subdivision that is subject to these restrictions shall automatically be a member of the Association, provided, however, that where any lot is owned by more than one (1) person, one (1) of the owners shall be designated to cast the vote on matters to come before the Association on behalf of all of the owners of the lot. In the event the owner of a lot is a corporation or partnership, a partner or corporate officer shall be designated to cast the vote on behalf of the partnership or corporation.

Section 3. Voting Rights: The Association voting membership shall be all owners including the Declarant, and shall be entitled to one (1) vote for each lot owned.

No member shall be entitled to vote unless such member has fully paid all assessments as provided for herein as shown by the books of the Association.