

This instrument prepared by:
Joshua K. Martin, Attorney at Law
DAVIS, MARTIN & BERNARD, P.A.
960185 Gateway Boulevard, Suite 104
Amelia Island, Florida 32034

05/28/2013
JPM

**SUPPLEMENT AND FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS, EASEMENTS,
CONDITIONS AND RESTRICTIONS FOR
TUPELO PLANTATION**

November 7, 2013

THIS SUPPLEMENT AND FIRST AMENDMENT to the Declaration of Covenants, Easements, Conditions and Restrictions, Tupelo Plantation, is made upon the date above by TUPELO PLANTATION, LLC, a Delaware limited liability company (hereinafter “the Company”).

WITNESSETH:

WHEREAS, Tupelo Plantation (hereinafter the “Development”) is a residential subdivision pursuant to the provisions of that certain DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS made by Tupelo Plantation Developers, LLC, a Florida limited liability company, on May 4, 2006 and recorded on May 5, 2006 in Official Records Book 1410, Pages 119-143 of the Public Records of Nassau County, Florida (hereinafter the “Declaration”), and also pursuant to that certain subdivision plat of Tupelo Plantation recorded on April 27, 2006 in Plat Book 7, Pages 206-210 of the aforesaid public records (hereinafter the “Tupelo Plantation Plat”);

WHEREAS, pursuant to the Declaration, Tupelo Plantation Owners Association, Inc., a Florida corporation not for profit (hereinafter the “Association”), is the homeowners association for the Development;

WHEREAS, pursuant to section 10.1.2 of the Declaration, the Developer reserved to itself, its successors and assigns, the right to amend the Declaration so as to modify or add restrictions and limitations respecting the development and use of Lots;

WHEREAS, pursuant to an unrecorded assignment dated December 9, 2011 (hereinafter the “First Assignment”) and as evidenced by that certain Notice of Assignment of Developer's Rights executed on December 9, 2011 and recorded on December 19, 2011 in Official Records Book 1769, Pages 1498-1500 of the Public Records of Nassau County, Florida, the Developer made a specific transfer and assignment of all of its rights, powers, privileges, authorities and reservations as “Developer” under the Declaration, and all of its rights in and to any private or governmental licenses, permits, approvals, concurrency rights or reservations, and development rights for continuation and completion of the Development, to Everbank, FSB, a thrift institution chartered pursuant to the laws of the United States;

WHEREAS, the Company has succeeded to fee simple title to material portions of the Development pursuant to that certain Special Warranty Deed made by Everbank, a federal savings bank, on September 17, 2013 and recorded on September 19, 2013 in Official Records Book 1879, Page 1981 of the Public Records of Nassau County, Florida; and

WHEREAS, pursuant to that certain Quit Claim Assignment of Rights Under the Declaration effective September 17, 2013 and recorded on November 8, 2013 in Official Records Book ~~1888~~, Page ~~852~~ of the Public Records of Nassau County, Florida (hereafter the “Second Assignment”), Everbank, a federal savings bank, made a specific transfer and assignment of all of its rights, powers, privileges, authorities and reservations as “Developer” under the Declaration by virtue of the First Assignment to the Company;

WHEREAS, the Company desires to record in the public records the articles of incorporation and bylaws of the Association in accordance with section 720.303(1), Florida

Statutes; and

WHEREAS, the Company also desires to amend the Declaration in certain respects;

NOW, THEREFORE, in exercise of its rights, powers, privileges, authorities and reservations as "Developer" under the Declaration, the Company hereby declares that:

1. The articles of incorporation of the Association are attached hereto as Exhibit "A" and the bylaws of the Association are attached hereto as Exhibit "B".

2. The Declaration shall be amended as follows:

(Note: Except for section headings, underlined language is added and ~~strikethrough~~ language is deleted.)

Section 8.3.7:

8.3.7. Construction of the exterior of all structures in accordance with the ~~approved~~ of plans and specifications as approved by the Committee must be completed within ONE (1) YEAR from the time construction commences, or within EIGHTEEN (18) MONTHS from the date of Committee approval, whichever period of time is less. Absent good cause (such as the intervention of force majeure), acknowledged and accepted by the Committee, failure to timely complete construction is cause for the imposition of fines consistent with the rules and regulations of the Association.

Section 8.5.:

8.5. ~~The retention, nurture and management of the trees at, within and upon Tupelo Plantation is significant to the total appearance of each Lot and of the entire community, therefore the Association may impose a minimum fine in accordance with the regulations of the Association, as well as fines equal to the value of the trees. Except for the removal of trees as fire lines under State of Florida fire prevention standards, or in a state of emergency or in emergency circumstances, the removal, clearing or damaging of any of tree(s) $\geq 6"$ d/BH on a Lot without the prior approval of the Design Committee is strictly prohibited, and the committee may recommend the imposition of fines to the Association, and the Association is and shall be authorized to seek to recover damages for any such loss. Any unauthorized removal of live oak (*Quercus virginiana*) $\geq 3"$ d/BH or Southern Magnolia (*Magnolia grandiflora*) $\geq 5"$ d/BH, wherever located shall have presumptive damages payable to the Association of \$1,000.00 per tree, or such greater amount as may be set by the Association upon a uniform schedule of fines and fees. The unauthorized removal of any tree of any species if such tree is or was located in a wetland, wetland buffer area, or common area, shall have presumptive damages of \$1,000.00 per tree, or such greater amount as may be set by the Association by resolution upon a uniform schedule of fees and fines, payable to the Association, together with the obligation to indemnify the Association for any fine or penalty assessed against the Association for violation of permits protecting the tree(s) within the wetland areas from unauthorized damage, pruning or removal. Owners shall be solely responsible for ensuring compliance with all applicable federal, state, and local laws, ordinances, and regulations pertaining to the removal of any tree on any Lot. The Association is entitled to dollar-for-dollar reimbursement from any Owner whose removal of a tree on his/her Lot causes the Association to become liable for any fine, expense, attorney fee, and/or court cost. In connection therewith, Owners are advised to be familiar with the provisions of that certain Conservation Easement granted by Tupelo Plantation Developers, LLC to St. Johns River Water Management District on May 4, 2006 and recorded on May 5, 2006 in Official Records Book 1410, Pages 110-118 of the Public Records of Nassau County, Florida, which affects Tupelo Plantation.~~

Owners shall be solely responsible for ensuring compliance with all applicable federal, state, and local laws, ordinances, and regulations pertaining to the removal of any tree on any Lot. The Association is entitled to dollar-for-dollar reimbursement from any Owner whose removal of a tree on his/her Lot causes the Association to become liable for any fine, expense, attorney fee, and/or court cost. In connection therewith, Owners are advised to be familiar with the provisions of that certain Conservation Easement granted by Tupelo Plantation Developers, LLC to St. Johns River Water Management District on May 4, 2006 and recorded on May 5, 2006 in Official Records Book 1410, Pages 110-118 of the Public Records of Nassau County, Florida, which affects Tupelo Plantation.

Section 8.6.6.:

8.6.6. Members or agents of the Committee may, with the approval of the Owner (which shall not be unreasonably withheld) from time to time at any reasonable daylight hour enter and inspect any improvements underway on any Lot as to compliance with the provisions hereof ~~and shall not thereby be deemed guilty in any manner or trespass for such entry or inspection.~~

Section 8.9.2.:

8.9.2. If permitted by applicable laws, ordinances, and regulations, An an accessory building may not contain any human residential facilities so long as the heated and air conditioned living area in the accessory building does not exceed in square footage the heated and air conditioned living area in the primary residential building. The exterior of an accessory building used as a guest house, garage, personal office or workshop shall be designed to conform to the general design of the principal residential building, and all accessory buildings shall be located in such manner with respect to the principal residential building that the same will present an attractive and harmonious appearance.

Section 8.9.4.:

8.9.4. ~~Each principal residence is required to have a private, fully enclosed garage for not less than two and no more than six automobiles, which shall be used only for the parking of automobiles, customary storage and hobby workshop purposes.~~ All vehicles must be parked on the driveway, in the garage or to the rear of the main residence in accordance with this Declaration.

Section 8.9.5.:

8.9.5. No structure of a temporary character shall be placed upon any Lot at any time; provided, however, that this prohibition shall not prohibit temporary shelters used by a builder during the construction of permanent buildings, provided such temporary shelters may not at any time be used as residences or permitted to remain on the Lot after completion of construction. No travel trailer, motor home, tent or other form of moveable shelter may be used on any Lot for human habitation for a period in excess of ~~one (1) week~~ ninety (90) days; however, in an emergency situation consequent upon natural calamity (fire, hurricane, or similar) the Association may allow use of such temporary shelter(s) on specific Lots for such period of time as the Association may specify but not to exceed one (1) year. No travel trailer, motor home, tent, or other form of moveable shelter shall be placed, erected or permitted to remain within view of the street.

Section 8.9.7.:

8.9.7. All fencing or cross-fencing by Owners shall be with 1" x 6", 4-board, wood creosote or pressure-treated fencing, and 4" x 4" wood posting (collectively, the "Uniform Fencing"), which shall be painted black, to maintain a uniform street front image for all parts, portions, and Lots within the Development. Notwithstanding the foregoing, (i) the yard area immediately behind the primary residence, or surrounding a pool area, may be fenced with shadow-box privacy fencing, and side yard fencing more than forty (40) feet away from any street, right of way or side yards where the boundary ten (10) or more feet from any street right of way is heavily wooded, may be fenced with traditional wire or cattle fencing having metal or wood posting. No barbed wire may be utilized on any fencing except for a single strand at the top of the fencing. All fencing by Owners of Lots abutting a Common Area shall be installed up to, but not in or on,

the Common Area. ~~For those Lots sharing a property line, it is the desire of Developer that the respective abutting Lot Owners share equally in the installation and maintenance of such property line Uniform Fencing, regardless of which Owner first installed such fencing. In this regard, an Owner purchasing a Lot that an abutting Owner has previously installed Uniform Fencing on the common property line should, in good faith, upon receipt of appropriate documentation from the first Owner, reimburse such first Owner for one-half of the reasonable costs for the installation of the Uniform Fencing on the common property line.~~

Section 8.9.8.:

8.9.8. All electric, telephone, cable television or other utility services using wires or pipes and extending on or across any Lot, from the point of connection with the distribution or collection utility service line and extending to the house or other structure on the Lot where such services are used, shall be underground unless specifically exempted by the Committee as a variance. ~~For those Lots which share a common property line along which the electrical service extension (or "drop line") is installed, the respective abutting Lot Owners may share equally in the costs of installation and maintenance to the extent of their shared use or the usefulness of such drop line, regardless of which Owner first installed the drop line. In this regard, an Owner purchasing a Lot where an abutting Owner has previously installed a drop line should, in good faith, upon receipt of appropriate documentation from the adjoining Owner, reimburse such first Owner for one-half or lesser appropriate share of the reasonable costs for installation of the common-use portion of the drop line.~~

Section 8.9.10.:

8.9.10. No above ground swimming, wading, lap or other recreational pools shall be allowed. However, one (1) hot tub/jacuzzi per Lot shall be allowed, subject to the Committee's reasonable standards for location, size, and aesthetic design.

Section 8.9.16.:

~~8.9.16. No discharge of firearms or hunting shall be allowed on any Lot. Bowhunting by an Owner on the Owner's Lot without endangering any adjoining Lot, domesticated animals or other Owners, is permitted.~~

Section 8.9.17.:

~~8.9.17. Outside Lighting can detract from the rural atmosphere at the Development. Spotlights, area lights similar to street lights, lights on trees, and all lights, other than porch lights or motion sensitive security lights that are automatically operated, shall be turned off by 11:00 P.M. each evening. No outdoor lights other than porch lights or motion sensitive security lights shall be installed without prior approval of the Committee.~~

Section 8.10.1.:

8.10.1. Each Lot shall be occupied and used for single-family residential purposes only ~~and no trade business or profession shall be pursued on any Lot.~~

Section 8.10.3.:

8.10.3. No signs other than standard realty signs advertising the Lot upon which

the sign is placed to be "for sale" or "for rent," and temporary signs addressing political candidates or pending electoral issues for a duration not to exceed 120 days of display per year, are allowed on any improved Lot. No commercial signs of any kind will be permitted on any Lot except temporary architect and general building contractor's site identification signs identifying the construction project and parties, which shall be not more than four (4) square feet, shall be approved by the Committee as to size, content and design and shall not be placed on any Lot less than twenty (20) feet from the property line. No signs other than those described in the foregoing sentence are permitted on any unimproved Lot. Under no circumstances shall any sign be nailed to trees.

Section 8.10.6.:

8.10.6. The use of motorized vehicles (including motorcycles, all-terrain vehicles, automobiles or trucks) upon any of the fire management lines or horse trails through the Common Area is prohibited, EXCEPT FOR all-terrain vehicles and golf carts operated by or under the supervision of Owners, and motorized vehicles operated by authorized persons (i) engaged in permitted vegetation management, including the harvest of timber reserved to the Developer, its successors or assigns, or (ii) engaged in fire suppression and other emergency purposes, or (iii) for construction, maintenance and repair of the fire management lines or horse trails. However, the use of all-terrain vehicles and golf carts by or under the supervision of an Owner may not violate section 8.10.2 or any other provision of this Declaration. The use of motorized boats on any waterways owned by the Developer or by the Association is prohibited.

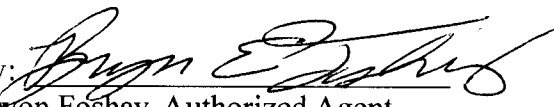
IN WITNESS WHEREOF, the Company has executed this Supplement and First Amendment to the Declaration of Covenants, Easements, Conditions and Restrictions for Tupelo Plantation this 7th day of November, 2013.

Signed, sealed, and delivered in the presence of:

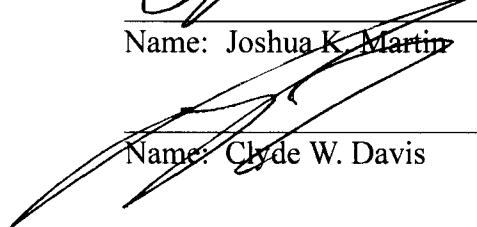
TUPELO PLANTATION, LLC, a
Delaware limited liability company



Name: Joshua K. Martin

By: 

Bryon Foshay, Authorized Agent
665 Simonds Road
Williamstown, Massachusetts 01267



Name: Clyde W. Davis

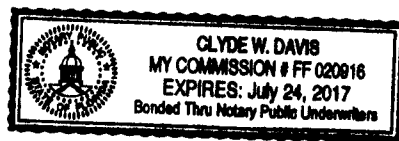
STATE OF Florida)

COUNTY OF Nassau)

The foregoing instrument was acknowledged before me this 7th day of November, 2013 by Bryon Foshay, as the Authorized Agent of Tupelo Plantation, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced a valid driver's license as identification.



NOTARY PUBLIC
My Commission Expires:



CONSENT AND JOINDER OF HOMEOWNERS ASSOCIATION

The undersigned joins in the execution of this Supplement and First Amendment to the Declaration of Covenants, Easements, Conditions and Restrictions for Tupelo Plantation to evidence its consent to and agreement herewith.

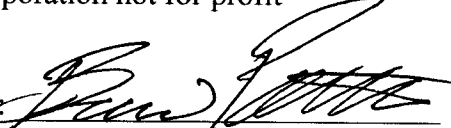
IN WITNESS WHEREOF, this Consent and Joinder is executed by the undersigned this 7th day of November, 2013.

Signed, sealed and delivered in the presence of:


Name: Joshua K. Martin


Name: Clyde W. Davis

TUPELO PLANTATION OWNERS' ASSOCIATION, INC., a Florida corporation not for profit

By: 
Brian Patten, Its President

STATE OF Florida)

COUNTY OF Nassau)

The foregoing instrument was acknowledged before me this 7th day of November, 2013 by **Brian Patten**, as the President of Tupelo Plantation Owners' Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He/she is personally known to me or has produced a valid driver's license as identification.


NOTARY PUBLIC
My Commission Expires:

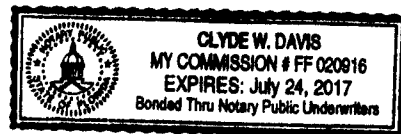


Exhibit “A”

**ARTICLES OF INCORPORATION OF
TUPELO PLANTATION OWNERS' ASSOCIATION, INC.
A CORPORATION NOT FOR PROFIT**

FILED
2008 APR 19 PM 12:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby makes and files these Articles of Incorporation:

**ARTICLE I
NAME AND PRINCIPAL OFFICE**

The name of the corporation is TUPELO PLANTATION OWNERS' ASSOCIATION, INC.

For convenience the corporation shall be referred to in these Articles as the "Association."

The initial principal office of the Association shall be located at 9428 BAYMEADOWS RD., SUITE 112, JACKSONVILLE, FL 32256.

**ARTICLE II
DURATION**

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Florida Department of State. The period of duration of the Association is perpetual.

**ARTICLE III
PURPOSE**

The Association is organized under Chapter 617, Florida Statutes (2005) as a not-for-profit corporation for the purpose of providing a structured association of property owners as the management entity responsible for the operation of the community of TUPELO PLANTATION, in accordance with the plat(s) thereof, the "Declaration of Covenants, Easements, Conditions and Restrictions, Tupelo Plantation" (as recorded, and all duly adopted and recorded amendments, supplements, and recorded exhibits thereto), these Articles of Incorporation (and any duly adopted amendments hereto), and the Bylaws of the Association (and any duly adopted amendments thereto), in which community the membership of property owners or their agents in the Association is a mandatory condition of ownership. The responsibilities, powers and purposes of the Association include, but are not limited to, the following:

1. To provide for maintenance of areas and structures as may be placed under the jurisdiction of the Association by means of the Declaration of Covenants, Easements, Conditions and Restrictions, or otherwise by grant, permit, license or easement; and
2. To regulate the use of areas and structures as may be placed under the jurisdiction of the Association by means of the Declaration of Covenants, Easements, Conditions and Restrictions, or otherwise by grant, permit, license or easement; and
3. To promote the health, safety and welfare of the owners of property located within Tupelo Plantation; and

4. To enforce the provisions of the Declaration of Covenants, Easements, Conditions and Restrictions, which the Association has the responsibility to enforce; and
5. To operate and maintain the conservation areas, common areas, stormwater management system(s) and permit(s) of or relating to Tupelo Plantation; and
6. To establish rules and regulations for the community of Tupelo Plantation; and
7. To contract for services and/or provide services to or for the use and benefit of the operation and maintenance of the community of Tupelo Plantation; and
8. To operate, maintain and manage the private roadways within Tupelo Plantation in a manner and to a level of maintenance and repair consistent with Nassau County Ordinance 2005-47, the Tupelo Plantation Planned Unit Development ("PUD"), so that the private roadways serve as a safe and efficient way of passage for vehicles utilized by Members of the Association, their tenants, guests and invitees and by those engaged in emergency and essential public services, including but not limited to fire, rescue, police, emergency medical, garbage and waste collection, and utility services, the Association shall levy and collect adequate uniform assessments against members of the Association for the costs associated with maintenance, repair and renovation of the roadways in the PUD; and
9. To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and assist in the enforcement of the Declaration of Covenants, Easements, Conditions and Restrictions which relate to the surface water or stormwater management system. The Association shall levy and collect adequate uniform assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system; and
10. To assure, prior to any event of termination, dissolution or final liquidation of the Association, that the responsibility for the operation and maintenance of the surface water or stormwater management system is properly transferred to and accepted for maintenance and management by an entity with jurisdiction over Tupelo Plantation which would comply with Section 40C-42.027, F.A.C. (2005) and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IV POWERS AND DUTIES

The Association shall have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida consistent with applicable law, by these Articles of Incorporation, and the Declaration of Covenants, Easements, Conditions and Restrictions. The Association shall also have all of the powers and authority reasonably necessary or appropriate to carry out duties imposed upon it by the Declaration of Covenants, Easements, Conditions and Restrictions, including, but not limited to, the following:

1. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as defined in the Declaration of Covenants, Easements, Conditions and Restrictions;

2. To impose fines, restrictions or sanctions upon Members consistent with applicable laws and the Bylaws;
3. To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments and assessment liens pursuant to the terms of the Declaration of Covenants, Easements, Conditions and Restrictions;
4. To pay all expenses in the collection of assessments and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.
5. To acquire (by gift, purchase or lease), to own, hold, improve, insure, build upon, operate, maintain, replace and to repair, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association, and to contract improvements and to repair, remodel and demolish the same, on any property that is owned or leased by the Association.
6. To borrow money, and with the consent of fifty-one percent (51%) of the voting interests of each class of members, mortgage, pledge, deed and trust, or hypothecate any or all of its real or personal property, including any lien rights it may have, as security for money borrowed or debts incurred.
7. To participate in mergers and consolidations with other not-for-profit corporations organized for the same or similar purposes or to annex additional property, provided that such mergers, consolidation or organization shall have the consent of two-thirds (2/3^{rds}) of the voting interests of the Class A Members and the unanimous (100%) consent of the Class B Member(s).
8. To make and amend reasonable Bylaws for the management of the Association, and establish rules and regulations respecting the use of any property or facilities over which the Association may have control, or jurisdiction for administrative responsibilities and compliances, and to provide for fines, penalties, sanctions or other appropriate relief for the violation of any breach of such Bylaws or regulation(s).
9. To contract for the maintenance of such facilities, and other areas and improvements as may be placed under the jurisdiction of the Association, either by the Declaration of Covenants, Easements, Conditions and Restrictions or by resolution adopted by the Association's Board of Directors.
10. To levy and collect adequate uniform assessments for the costs, actual and/or projected, associated with maintenance, repair and renovation of roadways in or appurtenant to Tupelo Plantation as specified in the PUD.
11. To be responsible for the maintenance, operation and repair of the surface water or stormwater management system. "Surface water or stormwater management system" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the surface water or stormwater management

system shall be as permitted or, if modified, as approved by the St. Johns River Water Management District.

12. To enter into contracts and permits for the management of Tupelo Plantation common areas and open space for the purpose of preventing or minimizing the risk of damage by wildfire(s), and the power to engage in emergency measures as and when necessary to limit or control the spread or damaging effects of a wildfire.
13. To employ such legal counsel, accountants and other agents or employees as may be deemed necessary for the protection and furtherance of the interest(s) of the Association and of its Members and to carry out the purposes of the Association.

ARTICLE V PROHIBITION AGAINST DISTRIBUTION OF INCOME

The purpose of the Association and the powers and duties of the Association are specifically limited and constrained so that those powers and purposes will not include or permit pecuniary gain or profit, nor distribution of the income of the Association to its members, officers or directors. Nothing in this Article shall prohibit the Association from reimbursing its directors or officers for reasonable expenses reasonably incurred in service to the Association.

ARTICLE VI MEMBERSHIP

Every person or entity who is the record Owner of a Lot in Tupelo Plantation, as defined in the Declaration of Covenants, Easements, Conditions and Restrictions, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of the Lot. Membership rights and duties shall be subject to and controlled by the Declaration of Covenants, Easements, Conditions and Restrictions, which is in the form of a covenant running with the land. The Developer, TUPELO PLANTATION DEVELOPERS, LLC, a Florida limited liability company, and/or its designated successors, shall also be a Member.

ARTICLE VII VOTING RIGHTS

The Association shall have two (2) classes of voting memberships:

CLASS A: Class A Members shall be all of Owners of Lots within Tupelo Plantation other than Class B Members. Within Class A Membership there will be one (1) vote allocated to each Lot. When more than one (1) person holds an interest in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such Lot. The Bylaws may establish procedures for voting when title to a Lot is held in the name of a corporation or more than one (1) person or entity.

CLASS B: The Class B Member consists solely of the Developer, its business successors and its assigns. The Class B Member may appoint the initial members of the Board of Directors, and may appoint a majority of the members of the Board of Directors during the Developer Control Period, as defined in the Declaration of Covenants, Easements, Conditions and Restrictions and in, and in accordance with procedures specified in, the Bylaws of the Association. The Class B Member has and is awarded 144 votes as a Member at and upon the creation of the Association, corresponding to votes equal to twice the number of Lots authorized under the PUD for Tupelo Plantation Phases 1, 2 and 3. If Tupelo Plantation is enlarged or amended by additional phases, then upon such amendment, the Class B Member shall be awarded additional votes equal to twice the number of Lots within such additional phases(s) of Tupelo Plantation. The number of Class B votes may increase with the addition of Lots in phases subsequent to Phase 3 of Tupelo Plantation, but the number of Class B votes does not decrease upon, or by reason of, the sale of a Lot or Lots by the Developer. The Class B membership shall terminate and be cancelled thirty (30) days after the expiration of the Developer Control Period. Upon termination of the Class B Membership, the Developer shall be a Class A Member, entitled and obligated to all rights and duties thereto, for each Lot within Tupelo Plantation which it owns.

ARTICLE VIII DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, who need not be Members of the Association. The initial Board of Directors shall consist of three (3) directors.

The number of directors may be increased by the Bylaws, but shall never be less than three (3) directors. The names and addresses of the persons who are to initially act in the capacity of directors until the selection of their successors are:

Thomas Beeckler
9428 Baymeadows Road, Suite 112
Jacksonville, Florida 32256

Bill Schroeder
9428 Baymeadows Road, Suite 112
Jacksonville, Florida 32256

Brian Brown
9428 Baymeadows Road, Suite 112
Jacksonville, Florida 32256

At such times as fifty percent (50%) of the Lots that are developed within Tupelo Plantation by Developer have been conveyed to Owners (as defined in the Declaration of Covenants, Easements, Restrictions and Conditions), the Board shall be expanded to five (5) members. Two (2) of the directors must be elected from among the Class A membership composed of owner(s) of Lot(s) other than the Developer. The Board of Directors will be

elected by a vote of the Members without regard to classes. Directors will be elected based on a majority of the votes cast at the annual meeting of Members.

Unless contrary provisions are made by law, each director's term of office shall be for one (1) year, provided that all directors shall continue in office until their successors are duly elected and installed. There shall be at each annual meeting of the Association an election of directors. Directors may serve successive annual terms without limitation.

A majority of the directors currently serving as such shall constitute a quorum at meetings of the Board. The decision of a majority of the directors present at a meeting at which a quorum is present shall be sufficient to authorize any action on behalf of the Board. Each director shall be entitled to one (1) vote on every matter presented to the Board.

Any meeting of the Board of Directors of the Association may be held within or outside of the State of Florida.

The Board of Directors may permit any or all directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all directors participating may hear each other during the meeting.

The Board of Directors may adopt emergency bylaws and exercise, or authorize the exercise of such emergency powers as may be specified in such emergency bylaws, to manage the Association in the event of catastrophic event(s).

ARTICLE IX DISSOLUTION

The Association may only be dissolved with the assent given in writing and signed by the affirmative vote of not less than ninety-five percent (95%) of the votes of the Class A Members of the Association, together with one-hundred percent (100%) of the votes of the Class B Member(s) of the Association. No voluntary dissolution or liquidation of the Association may be undertaken unless and until the responsibility for the operation and maintenance of the surface water or stormwater management system is properly transferred to and accepted for maintenance and management by an entity with jurisdiction over Tupelo Plantation which would comply with Section 40C-42.027, F.A.C. (2005) and be approved by the St. Johns River Water Management District.

ARTICLE X INDEMNIFICATION

Every director and every officer of the Association, unless disqualified by reason of Section 617.0831 Florida Statutes (2005) or by otherwise applicable law, shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a part or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association, whether or not he or she is a

director or officer at the time such expenses are incurred, except when the director or officer is guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XI BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors and by the members in the manner provided by the Bylaws.

ARTICLE XII AMENDMENTS

Amendments to these Articles may be made and adopted upon the following conditions:

1. A resolution of the Board of Directors shall specify the form of the proposed amendment and notice of the consideration and vote for or against the proposed amendment shall be included in the notice of the members' meeting which shall consider the amendment. The meeting may be the annual meeting or a special meeting.
2. There is an affirmative vote of seventy-five (75%) of the votes of the Class A Members, together with one-hundred percent (100%) of the votes of the Class B Member(s) of the Association.
3. Any proposal to amend the class or subclass membership structure and voting by subclasses to elect directors shall require the affirmative vote of ninety (90%) of the votes of the Class A Members, and one-hundred (100%) of the votes of the Class B Member(s).

ARTICLE XIII INCORPORATOR

The name and address of the subscribing incorporator to the Articles of Incorporation is:

James L. Shroads
Attorney At Law
914 Atlantic Avenue, Suite 2E
Fernandina Beach, Florida 32034

ARTICLE XIV
REGISTERED OFFICE

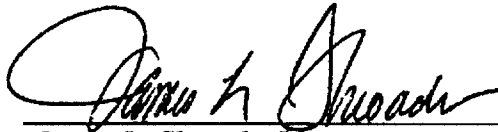
The address of the Association's initial registered office is:

914 Atlantic Avenue, Suite 2E
Fernandina Beach, Florida 32034

The name of the Association's initial registered agent at the above address is:

James L. Shroads, Attorney At Law

WHEREFORE, the incorporator has caused these presents to be executed this 17th
day of APRIL, 2006.


James L. Shroads, Incorporator

DESIGNATION AND ACCEPTANCE OF REGISTERED AGENT

Corporation: Tupelo Plantation Owners' Association, Inc.,
a Florida not-for-profit corporation

Principal Office: 9428 Baymeadows Road, Suite 112
Jacksonville, FL 32256

Registered Office: 914 Atlantic Avenue, Suite 2E
Fernandina Beach, FL 32034

Having been named to accept service of process for Tupelo Plantation Owners' Association, Inc., at the registered office designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position.


James L. Shroads

Date: April 17, 2006

Exhibit “B”

**BY-LAWS
OF
TUPELO PLANTATION OWNERS' ASSOCIATION, INC.**

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**BY-LAWS
OF
TUPELO PLANTATION OWNERS' ASSOCIATION, INC.**

ARTICLE I NAME, PRINCIPAL OFFICE, AND DEFINITIONS

1.1. Name.

The name of the corporation is Tupelo Plantation Owners' Association, Inc. (the "Association").

1.2. Principal Office.

The Association's principal office shall be located in Nassau County, Florida. The Association may have such other offices, either within or outside Tupelo Plantation as the Board of Directors may determine or as the Association's affairs may require.

1.3. Definitions.

The words used in these By-Laws shall be given their normal, commonly understood definitions. Capitalized terms shall have the same meaning as set forth in that certain Recorded Declaration of Covenants, Easements, Conditions, and Restrictions, Tupelo Plantation, as it may be amended (the "Declaration"), unless the context indicates otherwise.

ARTICLE II MEMBERSHIP: MEETINGS, QUORUM, VOTING, PROXIES

2.1. Membership.

The Association shall have two classes of membership, Class "A" and Class "B," as more fully set forth in the Declaration. The provisions of the Declaration pertaining to membership are incorporated by this reference.

2.2. Place of Meetings.

Association meetings shall be held at the principal office of the Association or at such other suitable place convenient to the Members as the Board may designate.

2.3. Annual Meetings.

The Association shall hold its first meeting, whether a regular or special meeting, within one year after the date of the Association's incorporation. The Board shall set the date and time of subsequent regular annual meetings. Annual meetings may be conducted electronically (*i.e.*, *via* the Internet, intranet, or teleconference) if, and to the extent, permitted by law.

2.4. Special Meetings.

The President may call special meetings. It shall also be the President's duty to call a special meeting if so directed by Board resolution or upon a petition signed by Voting Members representing at least 40% of the total Class "A" votes of the Association.

2.5. Notice of Meetings.

Written or printed notice stating the place, day, and hour of any meeting of the Voting Members shall be delivered, either personally or by mail, to each Voting Member entitled to vote at such meeting, not less than 10 nor more than 50 days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or persons calling the meeting.

In the case of a special meeting or when otherwise required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

If mailed, the notice shall be deemed to be delivered when deposited in the United States mail, addressed to the Voting Member at his address as it appears on the Association's records, with postage prepaid.

2.6. Waiver of Notice.

Waiver of notice of a meeting of the Voting Members shall be deemed the equivalent of proper notice. Any Voting Member may waive, in writing, notice of any meeting of the Voting Members, either before or after such meeting. Attendance at a meeting by a Voting Member shall be deemed waiver by such Voting Member of notice of the time, date, and place thereof, unless such Voting Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting also shall be deemed waiver of notice of all business transacted at such meeting unless an objection on the basis of lack of proper notice is raised before the business is put to a vote.

2.7. Adjournment of Meetings.

If the Association cannot hold a meeting because a quorum is not present, a majority of the Voting Members who are present at such meeting may adjourn the meeting to a time not less than five nor more than 30 days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business may be transacted which might have been transacted at the meeting originally called. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Voting Members in the manner prescribed for regular meetings.

Voting Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Voting Members to leave less than a quorum, provided that any action taken is approved by at least a majority of the votes required to constitute a quorum.

2.8. Voting.

Members' voting rights shall be as set forth in the Declaration and in these By-Laws, and such voting rights provisions are specifically incorporated by this reference.

2.9. Proxies.

On any matter as to which a Member is entitled personally to cast the vote for his or her Lot, such vote may be cast in person or by proxy, subject to the limitations of Florida law relating to use of general proxies and subject to any specific provision to the contrary in the Declaration or these By-Laws.

Every proxy shall be in writing specifying the Lot for which it is given, signed by the Member or his duly authorized attorney-in-fact, dated, and filed with the Association's Secretary prior to the meeting for which it is to be effective. Unless otherwise specifically provided in the proxy, a proxy shall be presumed to cover all votes which the Member giving such proxy is entitled to cast, and in the event of any conflict between two or more proxies purporting to cover the same voting rights, the later dated proxy shall prevail, or if dated as of the same date, both shall be deemed invalid.

Every proxy shall be revocable and shall automatically cease upon: (a) conveyance of any Lot for which it was given, (b) receipt by the Secretary of written notice of revocation of the proxy or of the death or judicially declared incompetence of a Member who is a natural person, from the date of the proxy, unless a shorter period is specified in the proxy.

2.10. Majority.

As used in these By-Laws, the term "majority" shall mean those votes, Owners, or other group as the context may indicate totaling more than 50% of the members eligible to vote, upon the date of the vote, within the applicable class or group.

2.11. Quorum.

Except as otherwise provided in these By-Laws or in the Declaration, the presence of Voting Members representing a majority of the total Class "A" votes in the Association shall constitute a quorum at all Association meetings.

2.12. Conduct of Meetings.

The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meetings and record in a minute book all resolutions adopted and all other transactions occurring at such meetings.

2.13. Action Without a Meeting.

Any action required or permitted by law to be taken at a meeting of the Voting Members may be taken without a meeting, without prior notice and without a vote if written consent specifically authorizing the proposed action is signed by Voting Members holding at least the minimum number of votes necessary to authorize such action at a meeting if all Voting Members entitled to vote thereon were present. Such consents shall be signed within 60 days after receipt of the earliest dated consent, dated and delivered to the Association. Such consents shall be filed with the Association's minutes and shall have the same force and effect as a vote of the Voting Members at a meeting. Within 10 days after receiving authorization for any action by written consent, the Secretary shall give written notice to all Voting Members entitled to vote who did not give their written consent, fairly summarizing the material features of the authorized action.

ARTICLE III BOARD OF DIRECTORS: SELECTION, MEETINGS, POWERS

A. Composition and Selection.

3.1. Governing Body: Composition.

The Board of Directors shall govern the Association's affairs. Each director shall have one vote. Except for directors appointed by the Class "B" Member, directors shall be Members or residents. However, no Owner and resident representing the same Lot may serve on the Board at the same time. A "resident" shall be any natural person 18 years of age or older whose principal residence is a Lot within Tupelo Plantation. If a Member is not a natural person, any officer, director, partner or trust officer of such Member shall be eligible to serve as a director unless otherwise specified by written notice to the Association signed by such Member. However, no Member may have more than one such representative on the Board at a time, except in the case of directors appointed by the Class "B" Member.

3.2. Number of Directors.

The Board shall consist of three to seven directors, as provided in Sections 3.3 and 3.5. The initial Board shall consist of three directors as identified in the Articles of Incorporation.

3.3. Directors During Developer Control Period.

The Class "B" Member (a/k/a the Developer) shall have complete discretion in appointing its directors under Section 3.5. Class "B" Member-appointed directors shall serve at the pleasure of the Class "B" Member.

3.4. Nomination and Election Procedures.

(a) **Nominations and Declarations of Candidacy.** Prior to each election of directors, the Board shall prescribe the opening date and the closing date of a reasonable filing period in which each and every eligible person who has a bona-fide interest in serving as a director may file as a candidate for any position to be filled by Class "A" votes. The Board shall also establish such other rules and regulations as it deems appropriate to conduct the nomination of directors in a fair, efficient, and cost-effective manner. Nominations also may be permitted from the floor.

Except with respect to directors selected by the Class "B" Member, a Nominating Committee may also make nominations for election to the Board. The Nominating Committee, if any, shall consist of a Chairman, who shall be a member of the Board, and three or more Members or representatives of Members. Members of the Nominating Committee shall be appointed by the Board not less than 30 days prior to each annual meeting to serve a term of one year and until their successors are appointed, and such appointment shall be announced in the notice of each election.

The Nominating Committee may make as many nominations for election to the Board as it shall in its discretion determine. The Nominating Committee shall nominate separate slates for the directors, if any, to be elected at large by all Class "A" votes, and for the director(s) to be elected by the votes within each Voting Group. In making its nominations, the Nominating Committee shall use reasonable efforts to nominate candidates representing the diversity that exists within the pool of potential candidates.

The Board shall give each candidate a reasonable, equal opportunity to communicate his or her qualifications to the Members and to solicit votes.

3.5. Election and Term of Office.

Except as these By-Laws may otherwise specifically provide, election of directors shall take place at the Association's annual meeting. Notwithstanding any other provision of these By-Laws:

(a) Within 30 days after the time that Class "A" Members other than Builders own 50% of the Lots within Tupelo Plantation (including any expansion pursuant to a Supplemental Declaration as specified in the Declaration, or whenever the Class "B" Member earlier determines, the Board shall be increased to five directors. The President shall call for an election by which the Class "A" Members shall be entitled to elect two of the five directors, who shall serve as at-large directors. The remaining three directors shall be appointees of the Class "B" Member. Directors elected by the Voting Members shall not be subject to removal by the Class "B" Member and shall be elected for a term of one year or until the happening of the event described in subsection (b), whichever is shorter. If such directors' terms expire prior to the happening of the event described in subsection (b), successors shall be elected for a like term.

(b) Within 90 days after the end of the Developer Control Period as specified in the Declaration, the President shall call for an election by which the Voting Members shall be entitled to elect five directors.

(c) Upon expiration of the term of office of each director elected by the Voting Members, Voting Members entitled to elect such director shall be entitled to elect a successor to serve a term of one year. Directors elected by the Voting Members shall hold office until their respective successors have been elected. No Director elected from the Class "A" Membership may serve more than eight (8) consecutive years in office.

3.6. Removal of Directors and Vacancies.

Any director elected by the Voting Members may be removed, with or without cause, by the vote of Voting Members holding a majority of the votes entitled to be cast for the election of such director. Any director whose removal is sought shall be given notice prior to any meeting called for that purpose. Upon removal of a director, a successor shall be elected by the Voting Members entitled to elect the director so removed to fill the vacancy for the remainder of the term of such director.

Any director elected by the Voting Members who has three consecutive unexcused absences from Board meetings, or who is more than 30 days delinquent (or is the representative of a Member who is so delinquent) in the payment of any assessment or other charge due the Association, may be removed by a majority of the directors present at a regular or special meeting at which a quorum is present, and the Board may appoint a successor to fill the vacancy for the remainder of the term.

In the event of the death, disability, or resignation of a director, the Board may declare a vacancy and appoint a successor to fill the vacancy until the next annual meeting, at which time the Voting Members entitled to fill such directorship may elect a successor for the remainder of the term.

Any director whom the Board appoints shall be selected from among Members within the Voting Group represented by the director who vacated the position.

This Section shall not apply to directors appointed by the Class "B" Member or to any director serving as Developer's representative. The Class "B" Member or Developer shall be entitled to appoint a successor to fill any vacancy on the Board resulting from the death, disability or resignation of a director appointed by or elected as a representative of the Class "B" Member or Developer.

B. Meetings.

3.7. Organizational Meetings.

The first Board meeting following each annual meeting of the membership shall be held within 10 days thereafter at such time and place as the Board shall fix.

3.8. Regular Meetings.

Regular Board meetings may be held at such time and place as a majority of the directors shall determine, but at least four such meetings shall be held during each fiscal year with at least one per quarter.

3.9. Special Meetings.

Special meetings of the Board shall be held when called by written notice signed by the President or Vice President or by any two directors.

3.10. Notice; Waiver of Notice.

(a) Notices of Board meetings shall specify the time and place of the meeting and, in the case of a special meeting, the nature of any special business to be considered. The notice shall be given to each director by: (i) personal delivery; (ii) first class mail, postage prepaid; (iii) telephone communication, either directly to the director or to a person at the director's office or home who would reasonably be expected to communicate such notice promptly to the director; or (iv) facsimile, computer, fiber optics or other electronic communication device, with confirmation of transmission. All such notices shall be given at the director's telephone number, fax number, electronic mail number, or sent to the director's address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least five business days before the time set for the meeting. Notices given by personal delivery, telephone, or other device shall be delivered or transmitted at least 72 hours before the time set for the meeting.

(b) Transactions of any Board meeting, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (i) a quorum is present, and (ii) either before or after the meeting each director not present signs a

written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting also shall be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

3.11. Telephonic Participation in Meetings.

Members of the Board or any committee designated by the Board may participate in a meeting of the Board or committee by means of conference telephone or similar communications equipment, by means of which all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this subsection shall constitute presence in person at such meeting.

3.12. Quorum of Board.

At all Board meetings, a majority of the directors shall constitute a quorum for the transaction of business, and the votes of a majority of the directors present at a meeting at which a quorum is present shall constitute the Board's decision, unless otherwise specifically provided in these By-Laws or the Declaration. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a majority of the required quorum for that meeting. If any Board meeting cannot be held because a quorum is not present, a majority of the directors present at such meeting may adjourn the meeting to a time not less than five nor more than 30 days from the date of the original meeting. If a quorum is present at the reconvened meeting, any business which might have been transacted at the meeting originally called may be transacted without further notice.

3.13. Conduct of Meetings.

The President shall preside over all Board meetings, and the Secretary shall keep a minute book of Board meetings, recording all Board resolutions and all transactions and proceedings occurring at such meetings.

3.14. Open Meetings; Executive Session.

(a) Except in an emergency, notice of Board meetings shall be posted at least 48 hours in advance of the meeting at a conspicuous place within the Properties which the Board establishes for the posting of notices relating to the Association. Notice of any meeting at which assessments are to be established shall state that fact and the nature of the assessment. All Board meetings shall be open to all Members, but attendees other than directors may not participate in any discussion or deliberation unless a director requests that they be granted permission to speak. In such case, the President may limit the time any such individual may speak.

(b) Notwithstanding the above, the President may adjourn any meeting of the Board and reconvene in executive session, and may exclude persons other than directors, to discuss pending or threatened litigation or any other privileged matters for which, in accordance with applicable Florida law, the meeting may be conducted in confidence.

3.15. Action Without a Formal Meeting.

Any action to be taken at a meeting of the directors or any action that may be taken at a meeting of the directors may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the directors, and such consent shall have the same force and effect as a unanimous vote.

C. **Powers and Duties.**

3.16. Powers.

The Board shall have all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents, and as provided by law. The Board may do or cause to be done on behalf of the Association all acts and things except those things that the Governing Documents or Florida law require to be done and exercised exclusively by the Voting Members or the membership generally.

(a) Specific Powers & Limitations – Roads

The Association is the owner of the private roads within Tupelo Plantation and has the responsibility to maintain those roads through assessments of its members. Access rights that arise by prior grant of easement, or by operation of law, by which persons other than members of the Association have or obtain the right to use the roads as a way of routine access appurtenant to an identified parcel of land, are and must remain strictly managed and limited by the Association for safety, maintenance and risk management. No right of use of the roads as an appurtenance to lands lying outside of the Tupelo Plantation PUD shall be made, allowed, acquiesced in or consented to by the Association other than by express grant of easement, and no such easement may be made or granted by the officers or directors without prior approval of the members in a special meeting called solely for the purpose of consideration of the terms of the subject easement. Any Special Meeting so called for the purpose of considering the terms of an easement to lands lying outside of Tupelo Plantation PUD shall require the presence in person or by proxy of no less than NINETY (90%) PERCENT of the Class A members, and no easement appurtenant to lands lying outside of the Tupelo Plantation PUD may be authorized except upon the favorable vote of EIGHTY (80%) PERCENT of the Class A members, together with the favorable vote of the Class B member if the Class B membership has not terminated. Any easement or access rights appurtenant to lands lying outside of Tupelo Plantation PUD that may be permitted during the period of any emergency under Section 617.0303 Florida Statutes shall be a license only for the period of the emergency, and the termination of the emergency shall terminate any such use.

(b) Specific Powers & Limitations – Trees

The Association is the owner of substantial acreage in Common Areas and other lands that have historically been used for commercial forest. The forested lands have, and can reasonably be expected to continue to have, trees possessing commercial revenue potential individually and in the aggregate. Proper and effective management of the forested lands of Tupelo Plantation is an essential responsibility and duty of the Association, and proper

management practices of those forested lands, for the safety, security and risk management, and for the environmental and ecological integrity of Tupelo Plantation requires reasoned analysis and consensus. No commercial harvest of live trees on Association forest lands shall be granted or allowed by the officers or directors without prior approval of the members in a special meeting called specifically for the purpose to consider and act upon the proposed timber or forest management plan and terms of removal of trees having commercial value. The proposal under consideration must include appropriate assurances with regard to existing or required permits, the maintenance and repair of roadways used, and reasonable professional assurance addressing the probable impact of any such commercial proposal upon the tax status of the Association. A special meeting called for the purpose of considering a proposed timber or forest management plan that includes cutting live trees shall require the presence in person or by proxy of no less than NINETY (90%) PERCENT of the Class A members, and no consensual sale of live trees in forested areas of the Association shall be made or authorized except upon the favorable vote of EIGHTY (80%) PERCENT of the Class A members, together with the favorable vote of the Class B member if the Class B membership has not been terminated.

3.17. Duties.

The Board's duties shall include, without limitation:

- (a) preparing and adopting, in accordance with the Declaration, an annual budget establishing each Owner's share of the Common Expenses;
- (b) levying and collecting such assessments from the Owners;
- (c) providing for the operation, care, upkeep, and maintenance of the Common Areas and Open Space, the community amenities and roadways consistent with the Declaration and the Nassau County Ordinance 2005-47 a/k/a the Tupelo Plantation PUD;
- (d) designating, hiring, and dismissing personnel necessary to carry out the Association's rights and responsibilities and where appropriate, providing for compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;
- (e) depositing all funds received on behalf of the Association in a bank depository which it shall approve, and using such funds to operate the Association; provided, any reserve funds may be deposited, in the Board's best judgment, in depositories other than banks;
- (f) making and amending use restrictions and rules in accordance with the Declaration;
- (g) opening bank accounts on behalf of the Association and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Areas and Open Space in accordance with the Declaration and these By-Laws;

(i) enforcing by legal means the provisions of the Governing Documents and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association; provided, the Association's obligation in this regard shall be conditioned in the manner provided in the Declaration;

(j) obtaining and carrying property and liability insurance and fidelity bonds, as, where, and when appropriate and consistent with requirements contained in the Declaration, paying the cost thereof, and filing and adjusting claims, as appropriate;

(k) paying the cost of all services rendered to the Association;

(l) keeping books with detailed accounts of the Association's receipts and expenditures;

(m) making available to any prospective purchaser of a Lot, any Owner, and the holders, insurers, and guarantors of any Mortgage on any Lot, current copies of the Governing Documents and all other books, records, and financial statements of the Association as provided in Section 6.4;

(n) permitting utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties;

(o) indemnifying a director, officer or committee member, or former director, officer or committee member of the Association to the extent such indemnity is required by Florida law, the Articles of Incorporation or the Declaration; and

(p) assisting in the resolution of disputes between owners and others without litigation, as set forth in the Declaration.

3.18. Compensation.

The Association shall not compensate any Director for acting as such unless approved by Voting Members representing a majority of the total Class "A" votes in the Association. Any director may be reimbursed for expenses incurred on behalf of the Association upon approval of a majority of the other directors. Nothing herein shall prohibit the Association from compensating a director, or any entity with which a director is affiliated, for services or supplies furnished to the Association in a capacity other than as a director pursuant to a contract or agreement with the Association, provided that such director's interest was made known to the Board prior to entering into such contract and such contract was approved by a majority of the Board, excluding the interested director.

3.19. Right of Class "B" Member to Disapprove Actions.

So long as the Class "B" membership exists, the Class "B" Member shall have a right to disapprove any action, policy or program of the Association, the Board and any committee which, in the sole judgment of the Class "B" Member, would tend to impair rights of Developer or Builders under the Declaration or these By-Laws, or interfere with development or construction of any portion of Tupelo Plantation, or diminish the level of services being provided by the Association.

(a) Notice. The Association, the Board, and each committee shall give the Class "B" Member written notice of all meetings and proposed actions approved at meetings (or by written consent in lieu of a meeting). Such notice shall be given by certified mail, return receipt requested, or by personal delivery at the address it has registered with the Association's Secretary, which notice complies as to Board meetings with Sections 3.8, 3.9, 3.10, and 3.11 and which notice shall, except in the case of the regular meetings held pursuant to the By-Laws, set forth with reasonable particularity the agenda to be followed at such meeting; and

(b) Opportunity to be Heard. The Association, the Board, and each committee shall give the Class "B" Member the opportunity at any meeting to join in or to have its representatives or agents join in discussion from the floor of any prospective action, policy, or program which would be subject to the right of disapproval set forth herein.

No action, policy or program subject to the right of disapproval set forth herein shall become effective or be implemented until and unless the requirements of subsections (a) and (b) have been met.

The Class "B" Member, its representatives or agents shall make its concerns, thoughts, and suggestions known to the Board and/or the members of the subject committee. The Class "B" Member, acting through any officer or director, agent or authorized representative, may exercise its right to disapprove at any time within 10 days following the meeting at which such action was proposed or, in the case of any action taken by written consent in lieu of a meeting, at any time within 10 days following receipt of written notice of the proposed action. This right to disapprove may be used to block proposed actions but shall not include a right to require any action or counteraction on behalf of any committee, the Board, or the Association. The Class "B" Member shall not use its right to disapprove to reduce the level of services which the Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

3.20. Management.

The Board may employ a professional management agent or agents at such compensation as the Board may establish, to perform such duties and services as the Board shall authorize. The Board may delegate such powers as are necessary to perform the manager's assigned duties, but shall not delegate policy-making authority or those duties set forth in Sections 3.17(a) (with respect to adoption of the budget), 3.17(b), 3.17(f), 3.17(g) and 3.17(i). Developer or its affiliate may be employed as managing agent or manager.

The Board may delegate to one of its members the authority to act on the Board's behalf on all matters relating to the duties of the managing agent or manager, if any, which might arise between Board meetings.

The Association shall not be bound, either directly or indirectly, by any management contract executed during the Developer Control Period unless such contract contains a right of termination that the Association may exercise, with or without cause and without penalty, at any time after termination of the Developer Control Period upon not more than 90 days' written notice.

3.21. Accounts and Reports.

The following management standards of performance shall be followed unless the Board by resolution specifically determines otherwise:

- (a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;
- (b) accounting and controls should conform to generally accepted accounting principles;
- (c) cash accounts of the Association shall not be commingled with any other accounts;
- (d) the managing agent shall not accept remuneration from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; the Association shall benefit from any thing of value received;
- (e) any financial or other interest the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board;
- (f) commencing at the end of the quarter in which the first Lot is sold and closed, financial reports shall be prepared for the Association at least quarterly containing:
 - (i) an income statement reflecting all income and expense activity for the preceding period on an accrual basis;
 - (ii) a statement reflecting all cash receipts and disbursements for the preceding period;
 - (iii) a variance report reflecting the status of all accounts in an "actual" versus "approved" budget format;
 - (iv) a balance sheet as of the last day of the preceding period; and

(v) a delinquency report listing all Owners who are delinquent in paying any assessments at the time of the report and describing the status of any action to collect such assessments which remain delinquent (any assessment or installment thereof shall be considered to be delinquent on the 15th day following the due date unless otherwise specified by Board resolution); and

(g) an annual report consisting of at least the following shall be made available to all Members within 120 days after the close of the fiscal year: (i) a balance sheet; (ii) an operating (income) statement; and (iii) a statement of changes in financial position for the fiscal year. Such annual report shall be prepared on an audited, reviewed, or compiled basis, as the Board determines, by an independent public accountant; provided, upon written request of any holder, guarantor or insurer of any first Mortgage on a Lot, the Association shall provide an audited financial statement. During the Developer Control Period, the annual report shall include certified financial statements.

3.22. Borrowing.

The Association may borrow money for any legal purpose; provided, the Board shall obtain Voting Member approval in the same manner provided in the Declaration for Special Assessments if the proposed borrowing is for the purpose of making discretionary capital improvements and the total amount of such borrowing, together with all other debt incurred within the previous 12-month period, exceeds or would exceed 10% of the Association's budgeted gross expenses for that fiscal year. During the Developer Control Period, no Mortgage lien shall be placed on any portion of the Common Area without the affirmative vote or written consent, or any combination thereof, of Voting Members representing at least 51% of the total Class "A" votes.

3.23. Right to Contract.

The Association shall have the right to contract with any Person for the performance of various duties and functions. This right shall include, without limitation, the right to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or Neighborhood and other owners or residents associations, within and outside Tupelo Plantation. Any common management agreement shall require the consent of a majority of the Board.

3.24. Enforcement.

The Association may impose sanctions, including fines pursuant to a published schedule, upon Members for any violation of the Governing Documents. To the extent specifically required by the Declaration, the Board shall comply with the following procedures prior to imposition of sanctions:

(a) Notice. The Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a period of not less than 10 days within which the alleged violator may present a written request for a hearing to the Board; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within 10 days of the notice. If a

timely request for a hearing is not made, the sanction stated in the notice shall be imposed; provided the Board may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the 10-day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Person.

(b) Hearing. If a hearing is requested within the allotted 10-day period, the hearing shall be held before the Board in executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or its representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(c) Additional Enforcement Rights. Notwithstanding anything to the contrary in this Article, the Board may elect to enforce any provision of the Governing Documents by self-help (specifically including, but not limited to, towing vehicles that violate parking rules) or, following compliance with the dispute resolution procedures set forth in the Declaration, if applicable, by suit at law or in equity to enjoin any violation or to recover monetary damages or both, without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred. Any entry onto a Lot for purposes of exercising this power of self-help shall not be deemed as trespass.

3.25. Board and Officer Training.

The Board may conduct or provide for seminars and educational opportunities designed to educate and inform its officers and directors of their responsibilities as officers and directors. Such programs may include instruction on applicable Florida corporate, homeowner's association and fiduciary law principles, other issues relating to administering community affairs, and upholding and enforcing the Governing Documents. The Board may retain industry professionals, which may include property managers, attorneys, and accountants, as appropriate or necessary for such purpose. The training may be live, video or audiotape, or in other format.

In a similar manner, the Board may provide or provide for Owner and resident education and training opportunities designed to foster awareness of Tupelo Plantation's governance, operations, and concerns. The Board may conduct or provide for training and information classes designed to educate Class "A" Members of the nomination, election, and voting processes and the duties and responsibilities of directors and officers, as provided in Section 3.4.

3.26. Board Standards.

In the performance of their duties, Association directors and officers shall be insulated from personal liability to the extent provided by Florida law for directors and officers of nonprofit corporations, and as otherwise provided in the Governing Documents. Directors are

required to exercise the ordinary and reasonable care of directors of a corporation, subject to the business judgment rule.

As defined herein, a director shall be acting in accordance with the business judgment rule so long as the director (a) acts within the express or implied terms of the Governing Documents and his or her actions are not *ultra vires* (i.e., outside the scope of the director's authority); (b) affirmatively undertakes to make decisions which are necessary for the Association's continued and successful operation and, when decisions are made, they are made on an informed basis; (c) acts on a disinterested basis, promptly discloses any real or potential conflict of interests (pecuniary or other), and avoids participation in decisions and actions when a conflict exists; (d) acts in a non-fraudulent manner and without reckless indifference to the Association's affairs; (e) acts upon or in consequence of due diligence inquiry into the facts and in reliance upon the guidance or advice of professionals retained by the Association. A director acting in accordance with the business judgment rule shall be protected from personal liability.

Board determinations of the meaning, scope, and application of Governing Documents provisions shall be upheld and enforced so long as such determinations are reasonable. The Board shall exercise its power in a fair and nondiscriminatory manner and shall adhere to the procedures established in the Governing Documents.

3.27. Conflicts of Interest; Code of Ethics.

Unless otherwise approved by a majority of the other directors, no Class "A" Director may transact business with the Association's contractor during his or her term as director or within two years after the term expires. A director shall promptly disclose in writing to the Board any actual or potential conflict of interest affecting the directors relative to his or her performance as a director. A director's failure to make such disclosure shall be grounds for removal by a majority vote of the other Board members. The Board may void any contract which creates a prohibited conflict of interest.

Notwithstanding the above, directors appointed by the Class "B" Member may be employed by or otherwise transact business with Developer or any affiliate of Developer, and Developer and its affiliates may transact business with the Association or its contractors.

The initial Board may create and adopt a written "Code of Ethics" applicable to all directors and officers. The Code of Ethics shall incorporate the above standards and other conduct rules it deems appropriate. At a minimum, the Code of Ethics shall require each officer and director to conduct himself or herself in manner consistent with the Board Standards described in Section 3.26. Each officer and director, as a pre-condition to service, shall acknowledge and agree, in writing, to abide by the Code of Ethics. The Board must approve any amendment to the Code of Ethics.

ARTICLE IV OFFICERS

4.1. Officers.

The Association's officers shall be a President, Vice President, Secretary, and Treasurer. The President and Secretary shall be elected from among Board members; other officers may, but need not be Board members. The Board may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have such authority and perform such duties as the Board prescribes. The same person may hold any two or more offices, except the offices of President and Secretary.

4.2. Election and Term of Office.

The Board shall elect the Association's officers at the first Board meeting following each annual meeting of the Voting Members, to serve until their successors are elected.

4.3. Removal and Vacancies.

The Board may remove any officer whenever in its judgment the best interests of the Association will be served, and may fill any vacancy in any office arising because of death, resignation, removal, or otherwise, for the unexpired portion of the term.

4.4. Powers and Duties.

The Association's officers shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may specifically be conferred or imposed by the Board. The President shall be the Association's chief executive officer. The Treasurer shall have primary responsibility for preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

4.5. Resignation.

Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, acceptance of such resignation shall not be necessary to make it effective.

4.6. Agreements, Contracts, Deeds, Leases, Checks, Etc.

At least two officers, or such other person(s) as the Board may designate by Resolution, shall execute the Association's agreements, contracts, deeds, leases, and other instruments.

4.7. Compensation.

Compensation of officers shall be subject to the same limitations as compensation of directors under Section 3.18.

ARTICLE V COMMITTEES

5.1. General.

The Board may appoint such committees as it deems appropriate to perform such tasks and to serve for such periods as the Board may designate by resolution. Each committee shall operate in accordance with the terms of such resolution.

5.2. Covenants Committee.

In addition to any other committees the Board may establish pursuant to Section 5.1, the Board may appoint a Covenants Committee consisting of at least three and no more than seven Members. Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee, if established, shall be the hearing tribunal of the Association and shall conduct all hearings held pursuant to Section 3.24.

ARTICLE VI MISCELLANEOUS

6.1. Fiscal Year.

The Association's fiscal year shall be the calendar year unless the Board establishes a different fiscal year by Resolution.

6.2. Parliamentary Rules.

Except as may be modified by Board resolution, *Robert's Rules of Order* (current edition) shall govern the conduct of Association proceedings when not in conflict with Florida law or the Governing Documents.

6.3. Conflicts.

If there are conflicts among the provisions of Florida law, the Articles of Incorporation, the Declaration, and these By-Laws, the provisions of Florida law, the Declaration, the Articles of Incorporation, and the By-Laws (in that order) shall prevail.

6.4. Books and Records.

(a) Inspection by Members and Mortgagees. The Board shall make available for inspection and copying by any holder, insurer or guarantor of a first Mortgage on a Lot, any Member, or the duly appointed representative of any of the foregoing at any reasonable time and for a purpose reasonably related to his or her interest in a Lot, copies of the Governing Documents, copies of the permits and PUD governing Tupelo Plantation, the membership register, books of account, and the minutes of meetings of the Members, the Board, and committees. The Board shall provide for such inspection to take place at the Association's office or at such other place within Tupelo Plantation as the Board shall designate.

(b) Rules for Inspection. The Board shall establish rules with respect to (i) notice to be given to the custodian of the records; (ii) hours and days of the week when such an inspection may be made; and (iii) payment of the cost of reproducing documents requested.

(c) Validity and Effective Date of Amendments. Amendments to these By-Laws shall become effective upon Recordation unless a later effective date is specified therein. Any procedural challenge to an amendment must be made within six months of its Recordation, or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of these By-Laws.

No amendment may remove, revoke, or modify any right or privilege of Developer or the Class "B" Member without the written consent of Developer, the Class "B" Member, or the assignee of such right or privilege.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Tupelo Plantation Owners' Association, Inc., a Florida not-for-profit corporation;

That the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof held on the ____ day of _____, 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this ____ day of _____, 2006.

Secretary [SEAL]