

BYLAWS

OF

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

A corporation not for profit
under the Laws of the State of Florida

ARTICLE I

Identity

Section 1. These are the Bylaws of THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC., hereinafter called Association, a corporation not for profit organized under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on July 3, 1986 (the Articles). The Association has been organized for the purpose of administering THE OAKS OF COUNTRY CLUB, A CONDOMINIUM, a residential condominium, hereinafter referred to as the Condominium, pursuant to the Florida Condominium Act Chapter 718, Florida Statutes, (the Condominium Act hereinafter), to the extent same is applicable to residential condominiums.

Section 2. The office of the Association shall be 1600 Clearlake Road, Rockledge, Florida 32955, or such other place as may be designated by the Board of Directors from time to time.

ARTICLE II

The Association

Section 1. Membership. A person or persons or entity acquiring title to a unit in the Condominium thereby becomes a member of the Association; membership in the Association ceases when a member's title to a unit is conveyed.

Section 2. Place of Meeting. Meetings of the membership shall be held at the office of the Association, or at such other suitable place convenient to the membership as may be designated by the Board of Directors of the Association.

Section 3. Meetings. Meetings of the membership of the Association shall be held annually; such meetings shall be on the third Thursday of January of each succeeding year unless otherwise scheduled by a majority of the Board of Directors.

Special meetings of the members may be called by the president of the Association, and shall be called by the president or secretary of the Association at the request in writing of a majority of the Board of Directors, or at the request in writing of twenty-five percent (25%) of the unit owners for all purposes other than consideration of a budget or removal of a member of the Board of Directors which shall require that only ten percent (10%) of the unit owners give written request for the special meeting. Such requests shall state the purpose or purposes of the proposed meeting.

Section 4. Notice of Meetings. It shall be the duty of the secretary to post a notice of each annual or special meeting in a conspicuous place on the Condominium property and to mail a notice of such meeting, stating the time and place where it is to be held, to each member of record, at his address as it appears on the membership book of the Association, or if no such address appears, at his last known place of address at least two (2) weeks before the meeting. Notice of a meeting may be waived by a unit owner, and attendance at a meeting shall constitute a waiver of notice of the time and place of the meeting.

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Section 5. Quorum. The presence in person or by written proxy of unit owners representing a majority of the units in the Condominium shall constitute a quorum.

Section 6. Voting. At every meeting of the members, the owner or owners collectively of each unit, either in person or by written proxy, shall have the right to cast one (1) vote. The vote of the unit owners representing a majority of the units represented at a meeting at which a quorum is present shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Condominium Act, or of the Declaration of Condominium of this Condominium (the Declaration) or of the Articles, or of these Bylaws (the Bylaws), a different vote is required, in which case, such express provision shall govern and control.

Section 7. Proxies. A member may authorize another person to act for him by written proxy. Such proxy must be signed by the member or his attorney-in-fact. Such proxy is effective only for the original meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall such proxy be valid for a period longer than ninety (90) days after the date of the meeting for which it was given. Such proxy is revocable in writing at any time by the unit owner executing it.

ARTICLE III

Board of Directors

Section 1. Number. The number of directors that shall constitute the Board shall not be less than three (3) and shall initially be three (3). The number of directors may be increased or decreased by the unanimous vote of the Board of Directors, or by the vote of the unit owners representing a majority of the units in the Condominium.

Section 2. Directors - Election. Directors shall be elected by a majority vote of the unit owners present in person or by written proxy at the annual meeting of the Association.

Section 3. Removal of Directors. Any member of the Board of Directors may be removed from office with or without cause by the vote of unit owners representing a majority of the units in the Condominium.

Section 4. Filling Vacancies. Vacancies in the Board of Directors occurring between annual meetings of members shall be filled by majority vote of unit owners present in person or by written proxy at a special meeting called for that purpose.

Section 5. Term of Directors. The term of each director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided.

Section 6. Powers and Duties. The Board of Directors shall have the powers and duties necessary or desirable for any proper administration of the affairs of the Association, and may do all acts and things appropriate thereto not excluded from the authority of the Board of Directors by the Declaration, the Articles, the Condominium Act, or the Bylaws. The powers of the Board shall include, but shall not be limited to, the following:

A. To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be shared in common by the respective owners of units, including a reasonable reserve for repairs, upkeep and replacement of the common elements and for contingencies.

B. To prepare a detailed report of the acts, accounts, and statements of income and expense for the previous year, and present same at the annual meeting of members.

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C. To determine who will act as legal counsel for the Association, whenever necessary.

D. To determine the depository for the funds of the Association.

E. To acquire the necessary personnel needed for the maintenance, care, and upkeep of the common elements, and to set the salaries of said personnel.

F. To assess and collect all assessments pursuant to the Condominium Act and Declaration of Condominium.

Section 7. Management Agent. The Board of Directors shall have the power and authority to contract for the management and maintenance of the Condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collections of assessments, preparation of records, enforcement of rules and maintenance, repair, and replacement of the common elements with funds as shall be made available by the Association for such purposes. Provided, however, that the Association and its officers shall retain at all times the powers and duties granted by the Condominium documents and the Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association, and the management agent shall not be authorized to do those things reserved exclusively to the Board of Directors by the Condominium Act or the condominium documents.

Section 8. Compensation. No compensation shall be paid to directors for their services as directors. No remuneration shall be paid for a director for services performed by him for the Association in any other capacity, unless a resolution authorizing such remuneration shall have been unanimously adopted by the Board of Directors before the services are undertaken.

Section 9. Meetings. Meetings of the Board of Directors shall be open to all unit owners, and notice of such meetings shall be posted conspicuously on the condominium property at least forty-eight (48) hours in advance, except in an emergency. Regular meetings of the directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors, but at least two (2) such meetings shall be held during each fiscal year, and notice thereof shall be given to each director, personally or by mail, telephone or telegraph, at least three (3) days prior to the meeting, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the president or the secretary, in like manner and on like notice, on the written request of at least two (2) directors.

Section 10. Waiver of Notice. A director may, in writing, waive notice of a meeting of the Board of Directors, and attendance at such meeting shall constitute a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting. Attendance may be by participation in a meeting of the Board by means of a conference telephone or similar communications device by means of which all persons participating in the meeting can hear each other at the same time.

Section 11. Quorum. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors, unless otherwise provided herein, or in the Articles of Declaration.

Section 12. Fidelity Bonds. The Board of Directors may require that all officers or directors of the Association who control or disburse Association funds furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association. Such fidelity bonds shall name the Association as an obligee, and shall be written in an amount approved by the Board of Directors.

Section 13. Joinder in Meeting by Approval of Minutes. The joinder of a director in action taken at a meeting by signing and concurring in the minutes

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of that meeting shall constitute the presence of such Director for the purpose of voting on said issue, but such concurrence may not be used for the purposes of creating a quorum. Nothing herein should be construed as inhibiting the right of unit owners to attend and observe all meetings of the Board of Directors.

ARTICLE IV

Budget and Assessments

Section 1. The annual budget of the Association shall be adopted by the Board of Directors, subject to the right of the unit owners provided by the Condominium Act, to call a special meeting to consider and enact a budget in the case of any adopted budget requiring assessment against the unit owners in an amount exceeding one hundred and fifteen percent (115%) of the assessment for the preceding year. Each unit owner will be advised in writing of the amount payable by him during the following year.

Section 2. The Board of Directors, or the management agent employed pursuant to these Bylaws, shall collect the common charges assessed against unit owners. Monthly installments of the annual assessment shall be due and payable in advance on the first (1st) day of each month of the period for which assessed. If any such installment remains unpaid for more than ten (10) days from the date due, the delinquent unit owner shall be deemed in default, and shall be obligated to pay interest at the rate of eighteen percent (18%) per annum on such installments from the due date thereof, together with all expenses, including reasonable attorneys' fees and court costs incurred by the Board of Directors in its efforts to collect the same, and the Association may foreclose a lien for non-payment of such charges and expenses.

ARTICLE V

Officers

Section 1. Designation of Officers. The principal officers of the Association shall be a president, a vice president, a secretary and a treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may also elect additional vice presidents, an assistant treasurer and an assistant secretary, and such other officers as in their judgment may be desirable.

Section 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new board, and shall hold office at the pleasure of the board.

Section 3. Removal of Officers. Upon an affirmative vote of a majority of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the board called for such purpose.

Section 4. President. The president shall be the chief executive officer of the Association. He shall preside at all meetings of the Association, and he shall be a member of the Board of Directors. He shall have all of the general powers and duties that are usually vested in the office of the president of an association.

Section 5. Vice President. The vice president shall exercise the powers and perform the duties of president in the absence or disability of the president. He shall also assist the president and exercise such other powers and perform such duties normally incident to the office of vice president of an association and as may be required by the directors or the president.

Section 6. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors, and the minutes of all meetings of the Association. Such minutes shall be available for inspection to all members of the Association and of the Board of Directors. The secretary shall also have charge of such books and papers as the Board of Directors may direct, and

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shall perform all the duties normally incident to the office of the secretary of an association.

Section 7. Treasurer. The treasurer shall have responsibility for Association funds and securities, and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors.

ARTICLE VI

Amendments to the Bylaws

Section 1. Generally. These Bylaws may be amended at any duly called meeting of members as provided herein, and unless otherwise provided by the Condominium Act, the Declaration or the Articles.

Section 2. Method. Unless otherwise provided in the Condominium Act, the Declaration, or the Articles, these Bylaws may be amended by resolution adopted by a majority of the Board of Directors or by unit owners representing a majority of the units in the Condominium.

Section 3. Notice. The notice of any meeting of the members at which an amendment to the Bylaws will be considered shall contain a statement of the proposed amendment. No Bylaw shall be revised or amended by reference to its title or number only, and the full text of such amendments shall be set forth, indicating deleted and additional language as required by the Condominium Act.

Section 4. Non-Material Errors or Omissions. Non-material errors or omissions in the bylaw process will not invalidate an otherwise properly adopted amendment.

ARTICLE VII

Arbitration

Section 1. In the event there is an internal dispute arising from the operation of the Condominium among unit owners, the Association and their agents and assigns, the parties may apply to the Division of Florida Land Sales and Condominiums for voluntary binding arbitration. This provision for voluntary binding arbitration shall not be an exclusive remedy as it is the intention of the developer that the developer, other unit owners, the Association and their agents and assigns, may elect to pursue any remedy which may be available, including but not limited to, actions at law or equity through the Court system, remedies provided by the Condominium Act and remedies provided by the Declaration of Condominium and its exhibits.

ARTICLE VIII

Roberts Rules of Order

Section 1. To the extent not inconsistent with the Declaration of Condominium, the Articles of Incorporation, or these Bylaws, Roberts Rules of Order (latest edition) is hereby adopted by the Corporation.

The foregoing were adopted as the Bylaws of the Association by its Board of Directors on this 3rd day of July, 1986.

THE OAKS OF COUNTRY CLUB CONDOMINIUM
ASSOCIATION, INC.

By: Margaret W. Jordan Sect.
Secretary

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