

BY LAWS OF PLEASANT HILL LAKES HOMEOWNERS' ASSOCIATION, INC.

BYLAW ONE - OFFICE

The principal meeting place of the association in the state of Florida shall be located at the Jewish Center, Temple Shalom Aleichem (corner of Pleasant Hill Road and Oak Pointe Boulevard), City of Kissimmee, County of Osceola, State of Florida.

BYLAW TWO - DEFINITIONS

The following words when used in these bylaws (unless the context shall prohibit) shall have the following meanings:

- 1) ASSOCIATION: shall mean and refer to PLEASANT HILL LAKES HOMEOWNERS ASSOCIATION, INC.
- 2) DEVELOPER: shall mean and refer to DOUG STEWART, Trustee and individually, and his successors or assigns of all or substantially all of his interest in the development of PLEASANT HILL LAKES, Units 1 through 9.
- 3) THE PROPERTIES: shall mean and refer to all of PLEASANT HILL LAKES, Units 1 through 9 as may be platted or hereafter platted and filed in the Public Records of Osceola County, Florida.
- 4) COMMON AREAS: shall mean and refer to those areas of land shown on any recorded subdivision plat of the property intended to be devoted to the common use and enjoyment of the owners and occupants of the property, and specifically any areas shown on such plat or plats designated as Park, Water Conservation Area, or Water Treatment Plant Site.
- 5) OWNER: shall mean and refer to the record owner, whether one or more persons or entities, of the fee or undivided fee interest in any lots or living units situated upon the properties but shall not mean or refer to a mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceedings in lieu of foreclosure. Provided, however, the term owner shall not mean or refer to any builder who in it's normal course of business purchases any lot for the purpose of constructing a living unit thereon for resale but shall mean and refer to those persons or entities who purchase a lot and improvements thereon during or after completion of construction and the developer.
- 6) LOT: shall mean and refer to any plot of land shown on the recorded subdivision plat of the property with the exception of common property heretofore defined. The word lot shall also include the living unit located thereon when a house has been constructed on the lot.

7) GENERAL PLAN OF DEVELOPMENT: shall mean and refer to that plan as approved by the appropriate governmental agencies which General Plan of Development shall represent the total general scheme and general uses of the land in the subject property, as such may be amended from time to time, and as commonly referred to as the PLEASANT HILL LAKES PUD.

8) LIVING UNIT: shall mean and refer to any building or portion of a building situated upon the property designated and intended for use and occupancy as a residence by a single family.

9) MEMBER: shall mean and refer to all those persons who are members of the Association as hereinafter defined.

BYLAW THREE - PURPOSES AND OBJECTS

In amplification of the purposes for which the Association has been formed as set forth in the Articles of Incorporation, the purposes and objects are as follows:

- 1) To develop a community designated for safe, healthful and harmonious living.
- 2) To promote the collective and individual property and civic interests and rights of all persons, firms and corporations owning property in this subdivision as said property is further described as follows:
- 3) PLEASANT HILL LAKES, Units 1 through 9, further described as follows:

Unit 1, as recorded in Plat Book 2, Page 235; Unit 2, as recorded in Plat Book 2, Page 275; Units 3 through 7, North ½ of the North ½ in Section 20, Township 26 Range 29 of Osceola County, Florida LESS Plat Pleasant Hill Lakes, Unit 2, as recorded in Plat Book 2, Page 275, of the Public Records of Osceola County, Florida and less Plat Pleasant Hill Lakes, Unit 8, as recorded in Plat Book 4, Page 56 of the Public Records of Osceola County, Florida and LESS Plat Pleasant Hill Lakes, Unit 9, as recorded in Plat Book 2, Page 258 of the Public Records of Osceola County, Florida.

AND the North ½ of the North ½ of Section 21, Township 26 South, Range 29 East, Lying West of Lake Tohopekialiga Boulevard and South of Pleasant Hill Lakes, Unit 2, as recorded in Plat Book 2, Page 275 of the Public Records of Osceola County, Florida.

Unit 8, Lots 1 through 45, inclusive of PLEASANT HILL LAKES, according to the official Plat thereof as filed and recorded among the Public Records of Osceola County, Florida, in Plat Book 4, Page 56.

Unit 9, as recorded in Plat Book 2, Page 258 of the Public Records of Osceola County, Florida.

1. To care for the improvements and maintenance of any community center, gateways, public easements, parkways, greenways, grass plots, parking areas, and any facilities of any kind dedicated to the community use and other open spaces and other ornamental features of the above described subdivision known as PLEASANT HILL LAKES Units 1 through 9, which now exist or may hereafter be installed or constructed therein.

2. To cooperate with the owners of all vacant and unimproved lots now existing or that hereafter shall exist in the tract in keeping them in good order and condition, in preventing them from becoming a nuisance and a detriment to the beauty of the tract and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved lots as may be necessary or desirable to keep them from becoming such nuisance or detriment.

3. To aid and cooperate with the members of this Association and all property owners in the tract in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter be approved by a majority vote of the members of the Association, and to counsel with the Osceola County Planning Commission having jurisdiction in relation to any zoning that may affect any portion of the subject property.

4. In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of PLEASANT HILL LAKES Units 1 through 9, and their property interests therein.

5. To acquire, own or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.

6. To exercise any and all powers that may be delegated to it from time to time by owners in the tract.

7. This corporation shall not engage in political activity or pursue political purposes of any kind or character.

BYLAW FOUR - MEMBERS

1) Class A Members

The qualifications and rights of such members shall be as follows:

1. Every beneficial owner, as distinguished from a security owner, of a residential lot (s) in PLEASANT HILL LAKES, Units 1 through 9, County of Osceola, State of Florida, as herein particularly described, shall be a member. In construing the provisions of this paragraph, beneficial owners shall include the owner of any lot in the above described subdivision that has been resubdivided under a condominium program.

2. Membership shall include an undertaking by the applicant to comply with and be bound by the Articles of Incorporation, these Bylaws and amendments thereto, and the policies, rules and regulations, at any time adopted by the Association in accordance with these Bylaws. Membership shall be accompanied by the payment of the first years dues in advance.

3. Membership in this Association shall terminate on such members ceasing to be a beneficial owner of a residential building site or lot in or on the property described herein.

4. Voting Rights: Each member in good standing shall be entitled to vote on each matter submitted to a vote of the members, provided however, that each member shall be the sole beneficial owner of a residential building site in PLEASANT HILL LAKES, Units 1 through 9. A member shall have one vote for each residential building site of which he is a beneficial owner, and in the event of any lot resubdivided for condominium purposes, this shall mean one vote for each unit of ownership as resubdivided. Where two or more owners own a lot, or in the event of resubdivision, only one vote for such lot or unit owned shall be allowed, and such joint owners shall designate and register with the Secretary of the Association the name of the owner entitled to cast such single vote.

- At membership meetings all votes shall be cast in person.
- The Board of Directors is authorized to establish regulations providing for voting by mail.

2) Class B Member

1. The developer or his successors or assigns shall be a Class B member. Such Class B member shall be allowed all the rights as the Class A members including but not limited to one vote for each lot or living unit owned.

BYLAW FIVE - MEETINGS OF MEMBERS

1) Annual Meeting. An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in Osceola County, Florida in January of each year, beginning with the year 1985. The time and place shall be fixed by the directors.

2) Regular meetings. In addition to the annual meetings, regular meetings of the members shall be had at such time and place as shall be determined by the Board of Directors.

3) Special Meetings. A special meeting of the members may be called by the Board of Directors. A special meeting must be called within 10 days by the President, or the Board of Directors if requested by not less than 50% of the members having voting rights.

4) Notice of Meetings. Written notice, stating the place, day and hour of any meeting of members shall be delivered either personally or by mail to each member entitled to vote at such meeting, not less than 5 days before the date of such meeting, or at the direction of the Secretary.

5) Quorum. The members holding 55% of the votes that may be cast at any meeting shall constitute a quorum at any meeting of the members. In the absence of a quorum, a majority of the members present may adjourn the meeting from time to time without further notice.

6) Proxies. At any meeting of the members, a member entitled to vote may vote by proxy executed in writing by the member. No proxy shall be valid after 12 months from the date of its execution, unless otherwise provided in the proxy.

7) Voting by Mail. Where Directors or Officers are to be elected by members, or where there is an act requiring the vote of the members, such election or vote on such proposed action may be conducted by mail in such manner as the Board of Directors shall determine.

BYLAW SIX - BOARD OF DIRECTORS

1) General Powers. The affairs of the Association shall be managed by the Board of Directors, subject to instructions of the members of the Association at a regular meeting, or subject to the approval of the membership as expressed by a vote of the membership.

2) Number, Tenure, Qualifications. The number of Directors shall be not less than 5. Each Director shall be a member of the Association, and shall hold office until 2 annual meetings of the members following his original qualification shall be held, and until his successor shall have been elected and qualified. Exception to the provisions for 2 year tenure shall be in the case of a Director's first taking office following the organizational meeting of the Association.

3) Regular Meetings. The Board of Directors shall meet regularly at a time and place it shall select.

4) Special Meetings. A special meeting of the Board of Directors may be called by or at the request of the President or 3 Directors.

5) Notices. Notice of any special meeting of the Board of Directors shall be given at least 7 days prior thereto, by written notice delivered personally or sent by mail to each Director. Any Director may waive notice of any meeting.

6) Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board, but if less than a majority of the Directors are present at the meeting, a majority of the Directors present may adjourn the meeting from time to time and without further notice.

7) Manner of Acting. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these Bylaws.

8) Vacancies. Any vacancy occurring in the Board of Directors, and any directorship to be filled by reason of the increase in the number of Directors, shall be filled by election by the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

BYLAW SEVEN - OFFICERS

1) The officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer.

2) Qualifications and Election. The Officers shall be members of the Association, shall be elected by the Board of Directors, and shall serve for a term of 2 years. The President and Vice-President shall be members of the Board of Directors.

3) President. The President shall preside at all meetings of the Association and of the Board of Directors at which (s)he is present, shall exercise general supervision of the affairs and activities of the Association, and shall serve as a member ex officio of all standing committees.

4) Vice-President. The Vice-President shall assume the duties of the President during his absence.

5) Secretary. The Secretary shall keep the minutes of all of the meetings of the Association and of Board of Directors, which shall be an accurate and official record of all business transacted. The Secretary shall be custodian of all Association records.

6) Treasurer. The treasurer shall receive all Association funds, keep them in a bank approved by the Board of Directors, and pay out funds only on notice signed by him and one other Officer.

7) Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by any member of the Board of Directors for the unexpired portion of the term.

BYLAW EIGHT - FEES, DUES AND ASSESSMENTS

1) Association has the right to levy equitable assessments against the members of this Association. Such assessments may be a regular annual assessment, a special assessment for capital improvements, or an initial assessment. All assessments are to be determined by the Board of Directors in the manner provided herein. The annual and special assessments, together with the interest thereon and the costs of collection, shall be a charge on the land of the individual member and a continuing lien on the property against which such assessment is made. Such assessment shall also be a personal obligation of the member which owns the beneficial interest in the property when the assessment becomes due.

2) Original Assessment. The original assessment shall be _____ dollars per lot. This assessment shall be paid to Developer at the time of closing.

3) Annual Assessment. During the year 1984 the annual assessment shall be \$120.00 per lot for the year. This shall be prorated for the year 1984. For 1985 the annual fee will remain \$120.00 per lot and will be split in two equal installments. The first installment of \$60.00 is due January 1, 1985 and the second installment of \$60.00 is due July 1, 1985.

4) Changes in initial amount. The annual assessment may be increased or decreased by the Board of Directors of the Association after considering current maintenance costs and future needs of the Association, provided, however, the annual assessment may not be decreased when outstanding obligations of the Association remain unpaid.

1. Special Assessment for Capital Improvements. In addition to the annual assessment above, the Association may levy, a special assessment for capital improvements with the concurrence of a majority of the members, in a vote according to the voting procedures outlined above.

2. Default in payment of assessments.

- When any member shall be in default in the payment of assessments for a period of 30 days from the date on which such assessments become payable, he shall, for purposes of voting, not be considered a member in good standing. Such member shall not be reinstated to voting privileges until he has paid the assessments in full, and until such time as such member is reinstated, he shall have no rights of any kind arising out of a membership in the Association.

- In addition to the foregoing, if any member shall fail to pay his assessments as the same become due, on the failure of payment of the assessments after 10 days written notice of such delinquency given by the Association to such member, the amount of the assessment shall become a lien on such members unit or lot in the subdivision in favor of the Association, and the Association shall have the right to record a notice of claim of lien, and proceed thereon in accordance with the provisions of Florida Statutes regarding mortgage foreclosures; or, in the event the Association shall not record a lien, it shall have the right to commence an in personal action against such member for the collection of the assessments in any court of competent jurisdiction.

- Assignment of Dues. In the event any member whose dues are paid shall, during the year in which such dues are paid, terminate his membership by sale of his lot or unit in PLEASANT HILL LAKES, Units 1 through 9, he shall be entitled to assign to the buyer the benefit of the paid up dues.

- The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the properties and in particular for the improvement and maintenance of properties, services, and facilities which have been constructed, installed or furnished, or may subsequently be constructed, installed or furnished, which are devoted to the purpose and related to the use and enjoyment of the common properties and of the homes situated upon the properties, including, but not limited to:

1. Payment of operating expenses of the Association.

2. Lighting, improvement and beautification of access ways and easement areas, and the acquisition, maintenance and repair and replacement of directional markers, signs, and traffic control devices, and the costs of controlling and regulating traffic on the access ways.

3. Maintenance, improvement, and operation of drainage systems and easements.

4. Management, maintenance, improvement and beautification of parks, lakes, ponds, buffer strips, and recreation areas and facilities.

5. Garbage collection and rubbish and trash removal when and to the extent specifically authorized by the Association.

6. Repayment of deficits previously incurred by the Association, if any, in making capital improvements to or upon the common properties and/or in furnishing services and facilities provided for the members of the Association.

7. Doing any other thing necessary or desirable in the judgment of the Association, to keep the subdivision neat and attractive or to preserve or enhance the value of the properties therein, or to

eliminate fire, health or safety hazards, or, which in the judgment of the Association, may be of general benefit to the members.

8. Repayment of funds, and interest thereon, which have been or may be borrowed by the Association for any of the aforesaid purposes.

BYLAW NINE - AMENDMENTS

Any proposed amendment to these Bylaws may be submitted in writing at any meeting of the members of the Association. Such proposed amendments shall be discussed at the meeting of the members following the meeting at which the proposed amendment was submitted, and shall be voted on by the members of the Association at a date that shall not be earlier than the second meeting following the initial submission of the proposed amendment. Such proposed amendment must be signed by a 25% of the members of the Association, shall be read to the meeting by the secretary, and shall be printed on ballots distributed to all members by mail. A proposed amendment shall become effective when approved by a $\frac{3}{4}$ majority of the members entitled to vote.