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This instrument prepared by and)
 should be returned to:)
)
 Elizabeth A. Lanham-Patrie, Esquire)
 TAYLOR & CARLS, P.A.)
 150 N. Westmonte Dr.)
 Altamonte Springs, Florida 32714)
 (407) 660-1040)
)

AMENDED AND RESTATED

**BYLAWS
 OF**

**REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.
 A NONPROFIT ORGANIZATION**

This amendment is a substantial rewording of the Bylaws of Remington Tract 1-B Homeowners Association, Inc., and its amendments (the "Bylaws"). The Bylaws were not recorded; however, the original Bylaws were approved on April 12, 1996, the First Amendment was approved on October 2, 2003 and the Second Amendment was approved on November 2, 2006. Please see the Bylaws for present text.

WHEREAS, on August 30, 2001 Articles of Merger were filed with the Secretary of State, Division of Corporations setting forth the merger of the following Associations into Remington Tract 1-B Homeowners Association, Inc.

1. Remington Tract 1-C Homeowners Association, Inc.;
2. Remington Tract 1-D Homeowners Association, Inc.;
3. Remington Tract 1-E Homeowners Association, Inc.;
4. Remington Tract 1-F Homeowners Association, Inc.;
5. Remington Parcel G Homeowners Association, Inc.;
6. Remington Parcel H Homeowners Association, Inc.;
6. Remington Parcel I Homeowners Association, Inc.; and
7. Remington Parcel J Homeowners Association, Inc.

and

WHEREAS, further pursuant to the August 30, 2001 Articles of Merger and the attached amendment to the Articles of Incorporation of Remington Tract 1-B Homeowners Association, Inc., the name of the corporation, Remington Tract 1-B Homeowners Association, Inc., was changed to Remington Master Homeowners Association, Inc., and

WHEREAS, on October 3, 2005 Articles of Merger were filed with the Secretary of State, Division of Corporations setting forth the merger of the following Associations into Remington

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Master Homeowners Association, Inc.:

1. Eagles Landing Homeowners' Association, Inc.; and
 2. Somerset at Remington Homeowners' Association, Inc.;
- and

WHEREAS, on September 6, 2008 Articles of Merger were filed with the Secretary of State, Division of Corporations setting forth the merger of Remington Parcel M Homeowners Association, Inc., into Remington Master Homeowners Association, Inc.;

and

WHEREAS, pursuant to Section 11.3 of the Bylaws, the Bylaws can be amended upon receiving the affirmative vote of a majority of the votes of the Directors.

NOW THEREFORE, a majority of the Directors have determined that it is in the best interest of the Owners and the Community Association to restate and amend said original Bylaws and its amendments for the purpose of making this document consistent with current Florida law, the Articles of Incorporation and the Declaration, as the Declaration is hereafter defined.

1. Definitions. When used in these Amended and Restated Bylaws, the terms defined in the Articles of Incorporation of the Association (the "Articles") and the Declaration shall have the same meanings as in the Articles and the Declaration. As the context requires the term "Declaration" shall mean the following:

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PHASE 1 TRACT "B" recorded in Official Records Book 1271, Page 2438 of the Public Records of Osceola County, Florida, and all amendments or supplements made thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PHASE 1 TRACT "C" recorded in Official Records Book 1399, Page 2342 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PHASE 1 TRACT "D" recorded in Official Records Book 1272, Page 1252 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PHASE 1 TRACT "E" recorded in Official Records Book 1272, Page 1285 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PHASE 1 TRACT "F" recorded in Official Records Book 1272, Page 2251 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

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DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PARCEL G recorded in Official Records Book 1542, Page 1318 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PARCEL H recorded in Official Records Book 1542, Page 1419 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PARCEL I recorded in Official Records Book 1542, Page 1508 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PARCEL J recorded in Official Records Book 1542, Page 1565 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR EAGLES LANDING (REMINGTON PARCEL "L") recorded in Official Records Book 2482, Page 2023 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto;

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOMERSET AT REMINGTON, recorded in Official Records Book 2573, Page 1830 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto; and

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON PARCEL M recorded in Official Records Book 2371, Page 2734 of the Public Records of Osceola County, Florida, and all amendments or supplements thereto.

2. **Identity.** These Amended and Restated Bylaws, together with the Articles and the Declaration shall be sometimes referred to as the "governing documents" of the Association.

2.1 **Office.** The office of the Association shall be located at 225 S. Westmonte Dr., Suite #3310, Altamonte Springs, FL 32714, or at such other place as may be designated from time to time by the Board of Directors.

2.2 **Fiscal Year.** The fiscal year of the Association shall be the calendar year.

2.3 **Seal.** The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit", and the year of incorporation.

3. **Members.**

3.1 **Qualification.** The members of the Association shall consist of every Owner and in the case of multiple Owners, every group of record Owners, of Lots in the Property. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of the Lot. A Member does not have the authority to act

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for the Association by virtue of being a Member. A Member may act only through its voting rights or as is otherwise specifically set forth herein.

3.2 Change of Membership. Change of membership in the Association shall be established by recording in the Public Records of the County in which the Property is located a deed or other instrument establishing record title to a Lot under the jurisdiction of the Association. The Owner designated as grantee by such instrument thus becomes a Member of the Association and the membership of the prior Owner is terminated. The new Owner shall notify the Association of such property transfer and furnish the Association a copy of the recorded deed, the new Owner's address, and the Owner's local agent, if any, in the event the owner is located outside the State of Florida. Any notice requirements set out in these Amended and Restated Bylaws and in the Articles shall be deemed to be complied with if notice to an Owner is directed to the address of said Owner as then reflected in the Association's records.

3.3 Voting Rights. Every Member of the Association shall have one (1) vote for each Lot to which it holds title.

3.4 Designation of Voting Representative. If a Lot is owned by one person or entity, its rights to vote shall be established by the record title to the Lot. If a Lot is owned by more than one person, the person entitled to cast the vote for the Lot shall be exercised as the Owners determine, but in no event shall more than one (1) vote be cast with respect to any Lot. If a Lot is owned by a general or limited partnership, the person entitled to cast the votes for the Lot shall be designated by a certificate of appointment signed by one of the general partners and filed with the Association. If a Lot is owned by a corporation, the person entitled to cast the votes for the Lot shall be designated by a certificate of appointment signed by the President or Vice President of the corporation and filed with the Association. If a Lot is owned in trust, the person entitled to vote for the Lot shall be designated by a certificate of appointment signed by the trustee of record for the trust and filed with the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Lot concerned. A certificate designating the person entitled to cast the votes of a Lot may be revoked in writing by any Owner thereof. .

3.5 Approval or Disapproval of Matters. Whenever the decision of an Owner is required upon any matter, whether or not the subject of an Association meeting, such decision shall be expressed by the same person who would cast the vote of such Owner if at an Association meeting, unless the joinder of record Owners is specifically required by the Declaration, the Articles, or by these Amended and Restated Bylaws.

3.6 Restraint Upon Assignment of Shares in Assets. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to that Owner's Lot.

4. Members' Meetings.

4.1 Annual Members' Meetings. The annual Members' meeting shall be held each year for the purpose of electing directors, and of transacting any other business authorized to be transacted by the Members. The Board of Directors shall determine the date, time and place to hold the annual meeting,

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4.2 Special Members' Meeting. Special meetings of the Members must be held when called by the Board of Directors, or by the holders of at least ten percent (10%) of the total voting interest of the Association. Business conducted at a special meeting is limited to the purposes described in the notice of the meeting.

4.3 Notice of All Meetings of Members. Written notice of a Meeting stating the place, day, and hour of the meeting, and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be provided not less than fourteen (14) or more than sixty (60) days before the date of the meeting. Notice shall be provided by first-class mail. Notice shall be provided by or at the direction of the President, the Secretary, or the officer or persons calling the meeting. If the meeting notice is mailed at least thirty (30) days before the date of the meeting, it may be done by a class of United States mail other than first class. When mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his/her address as it appears on the books of the Association.

4.4 Quorum. A quorum at Members' meetings shall consist of five percent (5%) of the total voting interest in the Association, whether represented in person or by proxy. If a quorum is present, the affirmative vote of a majority of votes represented at a meeting, in person or by proxy, shall constitute the acts of the Members, except when approval by a greater number of Members is required by the Declaration, these Amended and Restated Bylaws, the Articles, or by law. After a quorum has been established at a Members' meeting, the subsequent withdrawal of Members so as to reduce the number of votes at the meeting below the number required for a quorum shall not affect the validity of any action taken at the meeting or any adjournment thereof.

4.5 Proxies. Every Member entitled to vote at a meeting of Members or to express consent or dissent without a meeting, or his/her duly authorized attorney-in-fact, may do so in person or may authorize another person or persons to act for him/her by proxy. Every proxy must be dated, must state the date, time and place of the meeting for which it was given and must be signed by the authorized person who executed the proxy. A proxy is effective only for the specific meeting for which it was originally given, as the meeting may lawfully be adjourned and reconvened from time to time, and automatically expires ninety (90) days after the date of the meeting for which it was originally given. Every proxy shall be revocable at any time at the pleasure of the Member executing it and shall expire upon the transfer of title to the Lot giving rise to the voting rights to which the proxy pertains. The authority of the holder of a proxy to act shall not be revoked by the incompetence or death of the Member who executed the proxy unless, before the authority is exercised, written notice of an adjudication of such incompetence or of such death is received by the Association officer responsible for maintaining the list of Members. If the proxy form expressly so provides, any proxy holder may appoint, in writing, a substitute to act in his place.

4.6 Adjourned Meetings. When an annual or special meeting is adjourned to a different date, time or place, whether or not a quorum exists, the new date, time and place to which the meeting is adjourned must be announced at the meeting at which the adjournment is taken, or notice must be given of the new date, time and place pursuant to Section 720.306(7), Florida Statutes. Any business may be transacted at the adjourned meeting that might have been transacted on the original date of the meeting.

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4.7 Order of Business. The order of business at annual Member's meetings, and as far as practical at all other Member's meetings, shall be:

- (a) Calling of the roll and certifying of proxies;
- (b) Proof of notice of meeting or waiver of notice;
- (c) Reading and disposal of any unapproved minutes;
- (d) Reports of officers;
- (e) Reports of Committees;
- (f) Introduction of Candidates;
- (g) Nominations from the floor;
- (h) Election of directors, when applicable, and counting of Ballots;
- (i) Unfinished business;
- (j) New business; and
- (k) Adjournment.

4.8 Minutes of Meetings. The Association shall maintain minutes of each meeting of the Members and of the Board of Directors in written form or in another form which can be converted into written form within a reasonable time. The minutes shall be kept in a book available for inspection by Members or their authorized representatives at any reasonable time. The Association shall retain these Minutes for a period of not less than seven (7) years. A vote or abstention from voting on each matter voted upon for each director present at a Board meeting must be recorded in the minutes.

5. Board of Directors.

5.1 Governing Body. The affairs of the Association shall be governed and managed by the Board of Directors, which shall be appointed or elected as set forth herein.

5.2 Number. The Board shall consist of nine (9) directors. The number of Board members shall always be an odd number. In the event that the number of members of the Board of Directors is changed, such changes in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year. All directorships shall expire during any given three (3) year period.

5.3 Term of Office. The term of office of each director shall be for staggered terms of three (3) years each. Each director shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation,

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removal from office or death.

5.4 **Removal**. Any director may be removed from the Board, with or without cause, by vote or agreement in writing by a majority of all votes of the membership as set forth in Section 720.303(10), Florida Statutes, as amended from time to time. In the event of the death or resignation of a director, his successor shall be selected by the remaining members of the Board, even if the remaining directors constitute less than a quorum, or by the sole remaining director, and shall serve for the unexpired term of his predecessor. In the event of a recall, which seeks the removal of a majority of the Board, then such vacancies on the Board shall be filled as set forth in Section 720.303(10), Florida Statutes, as amended from time to time. In the event of a recall, which seeks the removal of less than a majority of the Board, then such vacancies shall be filled by the remaining members of the Board.

The Board of Directors shall have the power to declare the position of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive Board meetings.

5.5 **Director's Fees**. Directors shall serve without compensation or fees; provided, however, nothing herein shall be deemed to prevent reimbursement of out-of-pocket expenses approved by the Board and incurred on behalf of the Association.

5.6 **Election**. Elections of the directors must be conducted at the annual meeting and in accordance with these Amended and Restated Bylaws. All Members of the Association, who are not in violation of Section 720.306(9)(b), Florida Statutes, as amended from time to time, shall be eligible to serve on the Board. Election to the Board of Directors shall be by written ballot as hereinafter provided. At such election, the Members or their Proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles and these Amended and Restated Bylaws. The names receiving the largest number of votes cast by eligible voters for each vacancy shall be elected.

5.7 **Nominations**. The Board of Directors shall ensure that nomination forms are sent to all Members. Members wishing to have their names placed on the ballot for the election must return the nomination form to the Association, not less than seventy-two (72) hours before the election. Notwithstanding the foregoing, a Member may nominate himself or herself as a candidate for the Board at a meeting where the election is to be held.

5.8 **Ballots**. All elections to the Board of Directors shall be made on written ballots which shall:

- (a) set forth the names of those who timely returned the nomination form to the Association; and
- (b) contain a space for a write-in vote by the Members for each vacancy.

Each Member, if applicable, shall receive as many ballots as he/she has votes. A vote on the ballot may be exercised by the Member or his/her proxy.

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5.9 Election Committee: Counting of Ballots. On the day of the election, the ballots shall be turned over to an Election Committee which shall consist of three (3) members, who volunteer at the annual meeting and are appointed by the Chairman of the Meeting. The Election Committee shall then count the ballots.

5.10 Recording. Any Member may tape record or videotape meetings of the Board of Directors and meetings of the Members; provided, however, that the Board of Directors may adopt reasonable rules governing the taping of meetings of the Board and the membership.

6. Meetings of Directors.

6.1 Meetings. A meeting of the Board of Directors occurs whenever a quorum of the Board gathers to conduct Association business. Regular and special meetings of the Board are open to all Members except meetings between the Board and its attorney to discuss proposed or pending litigation where the contents of the discussion are governed by the attorney-client privilege or at Board Meetings where personnel matters are discussed.

6.2 Regular Meetings. Regular meetings of the Board of Directors shall be held as may be determined by the Board and upon giving notice to the Members, as set forth in Section 6.4 herein, at such place and hour as may be fixed from time to time by resolution of the Board. If the day for such regular meeting is a legal holiday, then the meeting shall be held at the same time on the next day that is not a legal holiday.

6.3 Special Meetings. Special meetings of the Directors may be called by the President of the Association, or by any two (2) Directors upon giving notice to the Members as set forth in Section 6.4. Additionally, not less than two (2) days' notice of the special meeting shall be given to each director personally or by first-class mail, telephone, telegram, cablegram, facsimile or e-mail, which notice shall state the time, place and purpose of the meeting.

6.4 Notice to Members. Notices of all regular or special Board meetings must be posted in a conspicuous place on the Property at least forty-eight (48) hours in advance of any such meeting, except in an emergency. In the alternative, notice must be mailed or delivered to each Member at least even (7) days prior to the meeting, except in an emergency. Notwithstanding the foregoing, in the event the Association has 100 or more Members, the notice requirement for Board meetings may be satisfied by either publishing said notice in a newspaper widely circulated in the community where the Property is located or by providing each Member with a schedule of Board meetings on an annual basis. The notice for any Board meeting at which an assessment will be levied must include a statement that an assessment will be considered and the nature of the assessment. Written notice of any meeting at which a special assessment will be considered or at which amendments to rules regarding Lot use will be considered must be mailed, delivered, or electronically transmitted to the members and parcel owners and posted conspicuously on the property or broadcast on closed-circuit cable television not less than 14 days before the meeting. The notice requirements set forth in this section also apply to meetings of any committee or similar body, when a final decision will be made regarding the expenditure of association funds and to meetings of any body vested with the power to approve or disapprove architectural decisions with respect to any Lot.

6.5 Manner of Voting. Directors may not vote by proxy or secret ballot at Board meetings, except that secret ballots may be used in the election of officers.

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6.6. Waiver of Notice of Directors. The transaction of any business at any meeting of the Board of Directors, however called and noticed to the directors, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present, if it was properly noticed to the Members, and, if either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to the holdings of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the Associations' records and made a part of the minutes of the meeting. Other than as set forth in Section 6.4 above with regard to assessments, neither the business to be transacted nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

6.7 Defects in Notice to Director or Members, etc. Waived by Attendance. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a director states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened. Likewise, attendance of a Member at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a Member states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened. Members of the Board of Directors may participate in a meeting of such Board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting, including any Members, can hear each other at the same time. Participating by such means shall constitute presence in person at a meeting.

6.8 Quorum. A quorum at directors' meetings shall consist of a majority of all votes of the entire Board of Directors. The acts approved by a majority of those votes represented at a meeting at which a quorum is present shall constitute the act of the Board of Directors, except where approval by a greater number of directors is required by the Declaration, the Articles, or these Amended and Restated Bylaws.

6.9 Adjourned Meetings. A majority of the directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Directors to another time and place. Notice of any such adjourned meeting shall be given to the directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other directors and to the Members as required by Section 6.4.

6.10 Presiding Officer. The presiding officer of directors' meetings shall be the President. In the absence of the President, the Vice President shall preside, and in the absence of both, the directors present shall designate one of their number to preside.

6.11 Powers and Duties of Board of Directors. All of the powers and duties of the Association existing under Chapter 617 and Chapter 720, Florida Statutes, as same may be amended from time to time, the Declaration, the Articles, and these Amended and Restated Bylaws, shall be exercised by the Board of Directors, subject only to approval by Members when such is specifically required. Further, the Board of Directors shall have the power to adopt

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Rules and Regulations regarding use of the Lots and the Common Property as those terms are defined in the Declaration.

7. Officers.

7.1 Officers and Election. The executive officers of the Association shall be a President, a Vice-President, a Treasurer, and a Secretary, all of whom shall be directors and shall be elected annually by the Board of Directors, and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find necessary or convenient to manage properly the affairs of the Association.

7.2 President. The President shall be the chief executive officer of the Association. He/she shall have all of the powers and duties which are usually vested in the office of President of an Association, including but not limited to the power to appoint committees from among the Members from time to time as he/she may in his/her discretion determine appropriate to assist in the conduct of the affairs of the Association. He/she shall serve as chairman of all Board and Members' meetings.

7.3 Vice President. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He/she shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors.

7.4 Secretary. The Secretary shall keep the minutes of all proceedings of the directors and the Members. He/she shall attend to the giving and serving of all notices to the Members and directors and other notices required by law. He/she shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the directors or the President. The duties of the Secretary may be fulfilled by a manager employed by the Association.

7.5 Treasurer. The Treasurer shall, have custody of the financial records of the Association, including funds, securities, and evidences of indebtedness. He/she shall keep the books of the Association in accordance with good accounting practices and provide for collection of assessments; and he/she shall perform all other duties incident to the office of Treasurer. The duties of the Treasurer may be fulfilled by a manager employed by the Association.

7.6 Compensation. The compensation, if any, of the officers shall comply with the requirements of Section 720.306(12), Florida Statutes, as amended from time to time.

8. Books and Records.

8.1 Official Records. The Association shall maintain, as applicable, within the State of Florida, the official records of the Association as set forth in Section 720.303(4), Florida Statutes, as amended from time to time.

8.2 Inspection and Copying. The official records shall be open to inspection

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and available for photocopying by Members or their authorized agents during reasonable business hours, at the principal office of the Association, or on the Property, within ten (10) business days after receipt of a written request, via certified mail, for access. Such inspection must take place within the presence of an agent of the Association. The Association shall provide copies of any of the official records to any Member or its authorized agent, within ten (10) business days after receipt of a written request for such copies, and may charge a fee for providing such copies, which shall include the costs of copying. The Association may further impose such other charges as are permitted by Florida law.

8.3. The Association shall maintain an adequate number of copies of the Declaration, the Articles and the Amended and Restated Bylaws, to ensure their availability to Members and prospective Members, and may charge only the actual cost of reproducing and furnishing these documents to those persons entitled to receive them.

9. Fiscal Management. The provisions for fiscal management of the Association are governed by the following provisions, as applicable:

9.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications and any other classifications as shall be appropriate, when authorized and approved by the Board of Directors. The receipts shall be entered by the amounts of receipts by accounts and receipt classifications, and expenses by the amounts of expenses by accounts and expense classifications.

(a) Current Expense. The current expense account shall include all receipts and expenditures to be made within the year for which the expenses are budgeted and may include a reasonable allowance for contingencies and working funds. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year or to fund reserves. This may include but not be limited to:

- (1) Professional, administration and management fees and expenses;
- (2) Taxes on Common Property;
- (3) Expense for utility services and maintenance expense relating to the Common Property;
- (4) Insurance costs;
- (5) Administrative and salary expenses;
- (6) Operating capital; and
- (7) Other expenses which are approved by the Board of Directors.

(b) Reserve for Deferred Maintenance. If required by the Board of

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Directors, there shall be established a reserve account for deferred maintenance which shall include funds for major maintenance items which are the obligation of the Association and which occur less frequently than annually.

(c) Reserve for Replacement. If required by the Board of Directors, there shall be established a reserve account for replacement which shall include funds for repairs for replacements which the Association is obligated to make resulting from damage, depreciation or obsolescence.

9.2 Budget. The Board of Directors shall adopt an operating budget for the community in advance for each calendar year. The budget must reflect the estimated revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget must set out separately all fees or charges for recreational amenities, if any, whether owned by the Association or another person. The budget shall be prepared utilizing the categories for current expenses and reserves set forth in Section 9.1 above. The Association shall provide each Member with a copy of the annual budget or a notice that a copy of the budget is available upon request at no charge. The copy must be provided within ten (10) business days after receipt of a written request for such copy.

9.3 Assessments. The manner in which expenses of the Association are shared, and the Members proportionate share thereof, are set forth in the Declaration. Assessments levied pursuant to the annual budget or special assessments must be in the Members proportional share of expenses as described in the Declaration, which share may be different among classes of Members, based upon relevant factors which may include the state of development thereof or level of services received by a class of Members. The Board of Directors shall establish the amount of the assessments based upon the annual budget each year; the Board also shall establish and notify the Members of the frequency and/or due dates of the assessments established under the annual budget. If an annual assessment is not levied as required, an assessment shall be presumed to have been levied in the amount of the last prior assessment, and such assessments shall be due at the same time(s) in the year as the prior year. In the event the annual assessments prove to be insufficient; the budget and assessments may be amended at any time by the Board of Directors.

9.4 Acceleration of Assessment Installments Upon Default. Installments of assessments are due upon receipt by each Owner of the bill therefor. If an Owner shall fall more than fifteen (15) days in arrears in the payment of an installment of the annual assessment, the Board of Directors may provide written demand to the said Owner specifying that, if the overdue installment or installments are not paid within twenty (20) days from the receipt for the said written demand, then the Board of Directors shall be deemed to have declared the sums to be delinquent and to have accelerated the remaining installments of the annual assessment as of the said twentieth (20th) day, without further notice or demand. The unpaid balance of the delinquent installment, and upon acceleration of the unpaid balance of the annual installment, the entire unpaid balance of the annual assessment, shall bear interest from the date due until paid at the highest rate allowed by law, or at such lesser rate as may be adopted and uniformly applied by the Board. In addition, any payment of assessments not paid when due, shall become delinquent and the delinquent assessment, together with any late charge(s) and the cost of collection thereof, as set forth below, shall be secured by a continuing lien on the Lot and improvements located thereon, which lien shall relate back to the date of

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filing the Declaration, and which shall bind the Lot and improvements of the Owner and his/her heirs, successors, personal representatives and assigns . The said lien shall also secure all costs of collection including, without limitation, costs of legal action and the Association's reasonable attorneys' fees, (including said court costs and attorneys' fees upon appeal, in bankruptcy and with regard to any other actions relating to creditors rights), as well as subsequent installments which are thereafter unpaid when due and while the lien remains unsatisfied. The said costs of collection, including court costs and attorneys' fees shall be recoverable whether or not a lawsuit or administrative proceeding is filed. The lien may be foreclosed in the same manner as a mortgage upon real estate, or the Association, without waiving the right of foreclosure, may pursue collection directly against the Owner.

9.5 **Depository**. The depository of the Association will be such banks as shall be designated from time to time by the directors and the withdrawal of monies from such accounts shall be only by checks signed by such persons as authorized by the directors; provided, however, that the provisions of a management agreement between the Association and a manager relative to the subject matter of this section shall supersede the provisions hereof.

9.6 **Financial Reporting**. The Association shall prepare an annual financial report as required pursuant to Section 720.303(7), Florida Statutes, as amended from time. Further, the Association shall provide each Member with a copy of the annual financial report or a written notice that a copy of such report is available upon request at no charge within the time periods set forth in Section 720.303(7), Florida Statutes, as amended from time to time.

10. **Parliamentary Rules**. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings, when not in conflict with these Amended and Restated Bylaws.

11. **Amendment**. Amendments to these Amended and Restated Bylaws shall be proposed and adopted in the following manner:

11.1 **Resolution**. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote by the Board of Directors at a meeting of the Directors.

11.2 **Notice**. Within the time and in the manner provided in these Amended and Restated Bylaws for the giving of notice of meetings of the Board, written notice of the Board Meeting where the proposed amendments shall be considered shall set forth the proposed amendment or a summary of the changes and such notice shall be posted in a conspicuous place in the community.

11.3 **Vote**. At such meeting of the Board, a vote of the Directors shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the Directors.

11.4 **Multiple Amendments**. Any number of amendments may be submitted and voted upon by the Board at one meeting.

11.5 **Proviso**. No amendment shall make any changes in the qualifications for membership

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nor the voting rights of Members without approval by a majority of the votes of the Members. No amendment shall be made that is in conflict with chapter 617 or Chapter 720, Florida Statutes, as same may be amended from time to time, or with the Declaration or Articles of Incorporation. These Amended and Restated By-Laws were duly and properly amended by the approval of at least a majority of the Board of Directors.

Executed at Kissimmee (city), Osceola County, Florida, on this the 5th day of July, 2012.

Signed and deliver in the presence of:

Lois Kauffman
Signature of Witness

Lois Kauffman
Print Name

Chassidy Bowles
Signature of Witness

Chassidy Bowles
Print Name

Lois Kauff
Signature of Witness

Lois Kauffman
Print Name

Chassidy Bowles
Signature of Witness

Chassidy Bowles
Print Name

REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.

By: Joseph F. Czarkowski

Print Name: JOSEPH F. CZARKOWSKI
President

Address: 2715 SCARBOROUGH CT
KISSIMMEE, FL 34744

Attest: Karen M. Baker

Print Name: KAREN M. BAKER
Secretary

Address: 2570 BROOKSTONE DR.
KISSIMMEE, FL 34744

STATE OF FLORIDA
COUNTY OF Osceola


THE FOREGOING INSTRUMENT was acknowledged before me this 5 day of July, 2012, by Joseph F. Czarkowski and Karen M. Baker who are personally known to me to be the President and Secretary, respectively, of REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC., or have produced _____ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses

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freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand in the County and State last aforesaid on this 5 day of July, 2012.

(NOTARY SEAL)


NOTARY PUBLIC - STATE OF FLORIDA
Print Name: _____
Commission No.: _____
Commission Expires: _____

Rmh001 Bylaws clean version revised 6.11



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