

**BY-LAWS OF  
WHITE OAKS HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE I – GENERAL**

**Section 1. Name.** The name of this corporation shall be **WHITE OAKS HOMEOWNERS ASSOCIATION, INC.**

**Section 2. Office.** The initial principal office shall be 766 Turkey Creek, Alachua, Alachua County, Florida 32615, and the Board of Directors may from time to time establish offices wherever, in its judgment, the business of the corporation may warrant.<sup>1</sup>

**ARTICLE II – DEFINITIONS**

These By-Laws shall govern the Association in accordance with the Declaration of the Covenants, Conditions, and Restrictions for White Oaks place of record in the Public Records of Alachua County, Florida recorded at O. R. Book 2750, page 1260 on August 25, 2003, as the Declaration is amended or supplemented from time to time (the “Declaration”). The terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

**ARTICLE III – PURPOSES**

The primary purposes of the White Oaks Homeowners Association, Inc. are:

- (a) to provide maintenance, repair and replacement of Recreational Area and of the fences located in the Landscape Easements;
- (b) prior to the Turnover Date as defined herein, and subject to the overall approval of the Master Association to review and approve proposed construction or alterations on any part of the Premises;
- (c) to adopt and enforce restrictions, covenants, rules, regulations and conditions relating to the use of the Recreational Area; and
- (d) to levy and collect assessments from Owners to pay the cost of performing the foregoing.

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<sup>1</sup> Amended November 06, 2013

## **ARTICLE IV – MEMBERSHIP**

**Section 1.** Every present and future Owner of a Unit, including the Developer, shall be a member of the Association.

**Section 2.** Membership shall include an undertaking by such Owners to comply with these By-Laws and the rules and regulations adopted by the Association.

**Section 3.** The acceptance of a deed or conveyance or the entering into a lease or the act of occupancy of a Unit shall constitute an agreement that these By-Laws and the rules and regulations made in accordance herewith, as they may be amended from time to time, are accepted, ratified, and will be complied with.

**Section 4.** Membership in the Association shall terminate on a member's ceasing to be an Owner of a Unit in the Development.

**Section 5.** Voting rights of members shall accrue as provided in the Declaration and the succeeding Article.

## **ARTICLE V – MEETING OF MEMBERS**

**Section 1. Annual Meeting.** An annual meeting of the members shall be held by April 30 of each year, time and place to be determined, for the purpose of electing directors by those with voting rights and for the transaction of such other business as may come before the meeting. If the date fixed shall be a legal holiday, such meeting shall be held on the next succeeding day not a legal holiday.<sup>2,3</sup>

**Section 2. Special Meetings.** After the Turnover Date, it shall be the duty of the President to call a special meeting of the members upon the request of the Association Board of Directors, by at least twenty-five percent (25%) of the Owners, or when the President believes that such a special meeting is appropriate.

**Section 3. Place of Meetings.** Meetings of the members shall be held at the principal office of the Association or such other suitable place convenient to the members as may be designated by the Association Board of Directors.

**Section 4. Notice of Meetings.** It shall be the duty of the Secretary to mail a notice of each annual meeting at least thirty (30) and not more than forty (40) days prior to the date fixed for the meeting; and to mail a notice of each special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member, at least five (5) by not more than ten (10) days prior to such meeting. Said notice may be waived by those in attendance at any meeting.<sup>3</sup>

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<sup>2</sup> Amended November 06, 2013

<sup>3</sup> Amended July 19, 2007

**Section 5. Voting Rights.** Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Developer, and the Owners shall have no voting rights. After the Turnover Date, the Members shall have one (1) vote per Unit.

**Section 6. Quorum.** At all meetings of members, the presence of those holding one-third of the votes in person or by proxy shall constitute a quorum.

**Section 7. Proxies.** At any meeting of Owners, an Owner may vote by proxy executed in writing or by his duly authorized attorney-in-fact. No proxy shall be valid for more than eleven (11) months from the date of its execution.<sup>4</sup>

**Section 8. Manner of Acting.** After the Turnover Dated, a majority of the votes entitled to be cast on a matter to be voted upon by the Members present or represented by proxy at a meeting at which a quorum is present shall be necessary for the adoption thereof unless a greater proportion is required by these By-Laws or the Declaration.

## **ARTICLE VI- BOARD OF DIRECTORS**

**Section 1. Number and Qualifications.** Until the Turnover Date, the Board of Directors administering the affairs of the Association shall be composed of from one (1) to three (3) persons designated by the Developer. After the first meeting of the members after the Turnover Date, the Board shall be composed of three (3) to five (5) persons, each of whom shall be a member. The members voting on the Board shall be entitled to elect any number of Directors in this range.

**Section 2. Powers and Duties.** The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association, granted by the laws of the State of Florida and not reserved by or to be exercised by the members as specified in the Declaration.

**Section 3. Elections and Term of Office.** At the first meeting of the members after the Turnover Date, the Members shall elect the Board of Directors. The Term of office of each director shall be one (1) year and each director shall serve until his successor is elected and qualified. A director may succeed himself. The persons receiving the highest number of votes shall be elected as directors. There shall be no cumulative voting.

**Section 4. Vacancies.** After the Turnover Date, all vacancies in the Board of Directors shall be filled by an election at a special meeting of the Members.

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<sup>4</sup> Amended April 24, 2007

**Section 5. Regular Meetings.** Regular or special meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors or by the President, provided that after the Turnover Date the Association Board shall meet at least three (3) times in each calendar year. Notice of meetings shall be given to the directors at least five (5) days and not more than ten (10) days in advance of such meeting, by posting such notice at the Turkey Creek mail center and at each entrance to White Oaks.<sup>5</sup>

**Section 6. Special Meeting.** Special Meetings of the Board of Directors shall be held when called by the President or by any two (2) directors, after not less than three (3) days notice to each director.

**Section 7. Quorum.** At all meetings of the Board of Directors, a majority of the directors then serving 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.

**Section 8. Open Meetings.** After the Turnover Date, all meetings of the Board of Directors shall be open to any member of the Association.

## **ARTICLE VII – OFFICERS**

**Section 1. Designation.** The principal officers of the Association shall be a President, Vice President, Secretary, and Treasurer, all of whom shall be elected by the Board of Directors. The directors may appoint such other officers as in their judgment may be necessary.<sup>6</sup>

**Section 2. Election of Officers.** The officers of the Association shall be elected annually by the Board of Directors at the organization 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 Members of the Board of Directors, any officer may be removed, 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 of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including but not limited to the powers delegated him by the Board of Directors or any rules or By-Laws of the Association.

<sup>5</sup> Amended November 06, 2013

<sup>6</sup> Amended April 24, 2007

**Section 5. Vice President.** The Vice-President shall assist the President in all of his duties. He shall preside at all meeting of the Association and of the Board of Directors in absence of the President. He shall perform such other duties as the President or the Board of Director may from time to time decide.

**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; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of Secretary.

**Section 7. Treasurer.** The treasurer of the corporation shall be custodian and take charge of and be responsible for all funds and securities of the corporation; receive and give receipts for money due and paid to the corporation from any source; deposit all such monies paid to the corporation in the name of the corporation in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of these bylaws; perform all of the duties incidental to the office of treasurer and such other duties as may be assigned to the treasurer, from time to time, by the president or the board of directors.<sup>7</sup>

#### **ARTICLE VIII- ASSESSMENTS**

Common Assessments and special assessments shall be levied and collected as provided in Article Nine of the Declaration. Any outstanding assessments or other fees or charges not fully paid within ten (10) days after due shall be assessed a ten dollar (\$10.00) late fee.

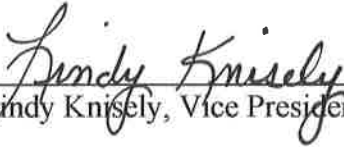
#### **ARTICLE IX – RULES AND REGULATIONS**

The Board of Directors shall adopt such rules and regulations as it may deem necessary or appropriate for the accomplishment of the purposes of the Association. Such rules and regulations shall become part of these By-Laws and fully enforceable as if set forth fully herein. By purchase, lease or occupancy of a Unit in the Development, the person agrees and covenants to be bound by these By-Laws and all rules and regulations adopted pursuant thereto.

#### **ARTICLE X – AMENDMENTS**

These By-Laws may be amended or repealed, or new By-Laws may be made and adopted, at any annual, regular or special meeting of the Board of Directors of the Association; provided, however, in the event of any conflict between the By-Laws and the Declaration, the provisions of the Declaration shall control.

**I HEREBY CERTIFY** that the above By-Laws are a true and correct copy of the By-Laws adopted at the First Meeting of the Board of Directors of this corporation held on August 11, 2003, and subsequently amended on April 24, July 19, 2007 and November 06, 2013.

  
Lindy Knisely, Vice President

<sup>7</sup> Amended April 24, 2007