CERTIFICATE OF AMENDMENT TO THE BYLAWS OF

BRIGADOON HOMEOWNER'S ASSOCIATION, INC.

WE HEREBY CERTIFY that the attached amendments to the Bylaws of Brigadoon Homeowner's Association, Inc., as described in O.R. Book 6079 at Page 103 of the Official Records of Hillsborough County, Florida, were duly approved as required by said Bylaws at a meeting of the members held on March 5, 1992, in the manner prescribed by the Bylaws.

A i	92, at Hillsborough County, Florida.
	BRIGADOON HOMEOWNER'S ASSOCIATION, INC.
Witnesses: JONI FRANKLIN JONE FRANKLIN IND MARKELIN CINDY J. CALLAWAY	By: 4619 CHUCKLAUD DR Jeff Cabral, President Attest: Donna Davis 16555 Brigadeur PEDonna Davis, Secretary Clerk of Circuit Coun

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

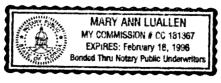
The foregoing instrument was acknowledged before me this quality of the president and Secretary, respectively, of Brigadoon Homeowner's Association, Inc., who are personally known to me or who have produced ______ as identification, and who did [did not] take an oath.

Hillsborough County, Fla. By William Robinson, D.C.

My Commission Expires

Mary Public, State of Florida

[Printed Name of Notary]



RICHARD AKE CUSER OF CIRCUIT COURT MILLSBOROUGH COUNTY

Return to:

Elizabeth L. Trundle, Esq.
Becker & Poliakoff, P.A.
One North Dale Mabry, Suite 820
Tampa, Florida 33609

1992 JUN 12 AN 9: 25

ADOPTED AMENDMENTS TO THE BYLAWS BRIGADOON HOMEOWNER'S ASSOCIATION, INC.

Substantial text revision.
See existing sections for current provisions.

ARTICLE III MEETING OF MEMBERS

<u>Section 1.</u> <u>Annual Meetings.</u> There shall be a regular annual meeting of the members once during each calendar year, at a date, time and place to be determined by the Board of Directors. Members shall receive appropriate notice of the annual meeting each year. The annual meeting shall not fall on a legal holiday.

ARTICLE VI MEETINGS OF THE DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors may be held monthly without notice. The Board may determine, from time to time, that monthly meetings are not necessary. Prior to the adjournment of any Board meeting, the date, hour and place of the next Board meeting shall be fixed by resolution of the Board. No Board meeting shall fall on a legal holiday.

CERTIFICATE OF AMENDMENT TO BYLAWS OF BRIGADOON HOMEOWNERS ASSOCIATION, INC.

BICHARD AKE CLERK OF CIRCUIT COURT HILLSGOROUGH COUNTY

WE HEREBY CERTIFY THAT THE ATTACHED AMENDMENTS TO THE Bylaws of the Brigadoon Homeowners Association, Inc. were duly adopted in the manner provided in the Bylaws at a meeting held on March 7, 1991.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of March, 1991, at Hillsborough County, Florida.

BRIGADOON HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH }

On this 7th day of March, 1991, personally appeared Jeffrey Cabral, President, and Linda Guevarez, Secretary, and acknowledged that they executed the foregoing Certificate of Amendment for the purpose therein expressed.

WITNESSETH my hand and seal this day and year last above written.

My Commission Expires:

NOTARY PUBLIC STATE OF PLORIDA. NUTART PUBLIC STATE OF PLURIUM.
MY COMMISSION EXPINES: MAY 21. 1994.
MY COMMISSION EXPINES WASHWRITERS.
BONDED THRU NOTARY PUBLIC WASHWRITERS.

Prepared by: Greenacre Properties, Inc. 4131 Gunn Highway Tampa, Fl 33624

RECORD VERIFIED

Clerk of Circuit Court Hillsborough County, Fla. By Dorothy M. Silvia, D.C.

PROPOSED AMENDMENTS TO THE BYLAWS BRIGADOON HOMEOWNERS ASSOCIATION, INC.

Additional text shown by <u>underlining</u>. Deleted text shown by strike-throughs.

ARTICLE VIII

Section 8. (b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board. The Vice-President shall have authority to co-sign checks in the absence of the President.

Section 8. (e) One or more members of the Board, in addition to the President, Vice-President and Treasurer, may be designated by the Board to sign a bank signature card so that there will be a back-up co-signer for Association checks in the event the requisite number of signatures cannot be readily obtainable so that the business of the Association may be carried on expeditiously.

6143 PAGE 1107

CERTIFICATE OF AMENDMENT

TO BYLAWS OF BRIGADOON HOMEOWNERS ASSOCIATION, INC.

(O.R. BOOK 6079, PAGE 103, PUBLIC RECORDS OF HILLSBOROUGH COUNTY)

WE HEREBY CERTIFY THAT the attached amendments to the Bylaws of the Brigadoon Homeowners Association, Inc. were duly adopted in the manner provided in the Bylaws at a meeting held on March 8, 1990.

IN WITNESS WHEREOF, we have affixed our hands this 8^{th} day March , 1990, at Hillsborough County, Florida. RICHARD AKE BRIGADOON HOMEOWNERS ASSOCIATION, CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY INC. Witnesses: President STATE OF FLORIDA SS: COUNTY OF HILLSBOROUGH) On this 8th day of March personally appeared Jeffre Cabral ____, President, and _ lunda lungo ___, Secretary, and acknowledged that they executed the foregoing Certificate of Amendment for the purpose therein expressed. WITNESSETH my hand and seal this day and year last above written. Notary Public,

My Commission Expires: NOTARY PUBLIC. STATE OF FLORIDA.
MY COMMISSION EXPINES: MAR. 30, 1992.
BONDED THEN NOTARY PUBLIC UNDERWRITERS.

ine North 1050 Tyso

Suite 1050 Tyso

RECORD VERIFIED

Clerk of Circuit Court

Hillsborough County, Fla.

By Cynthia G. Bice, D.C

AMENDMENT TO THE BYLAWS BRIGADOON HOMEOWNERS ASSOCIATION, INC.

Additional language shown by <u>underlining</u>
Deleted language shown by strike-throughs

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties. An annual dinner may be provided for the purpose of recognition only. The annual dinner is not to be considered as compensation to any Director.

AMENDMENTS TO THE BYLAWS OF BRIGADOON HOMEOWNER'S ASSOCIATION, INC.

It is proposed to amend the Bylaws of the Brigadoon Homeowner's Association, Inc. as provided below:

additional text is <u>underlined</u> deleted text is stricken-through

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; or in the event such member has been cited for a violation of the documents and has failed to remedy the violation within a reasonable time; and

AMENDMENT TO THE BYLAWS BRIGADOON HOMEOWNERS ASSOCIATION, INC.

Additional language shown by <u>underlining</u>
Deleted language shown by strike-throughs

ARTICLE XIV

<u>Section 1.</u> The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

In the event of violation of the provisions of the Declaration of Covenants and Restrictions, Articles of Incorporation, By-Laws, and Rules and Regulations, as the same are now or may be hereafter be constituted, the Association on its own behalf may bring appropriate action to enjoin such a violation or to enforce the provisions of the above documents, or sue for damages, or take all such courses of action at the same time, or pursue such other legal remedy as may be deemed appropriate. In the event of such legal action, the prevailing party shall be entitled to recover court costs and reasonable attorney's fees from the other party.

Section 3. Following each Annual Meeting of the Members of the Association, the Board of Directors may set a date and time for an annual dinner, the purpose of which is to recognize those persons who served the Association as Board Members and Property Manager during the preceding twelve months. Association funds, not to exceed \$500.00, may be expended for such a purpose, provided there is sufficient cash balance so as not to interfere with the operating expenses or reserve funds, and provided further, that there is a finding made by the Board of Directors of sufficient funds. The Board of Directors shall have the discretion to include any past Board Member and any past Committee Member in the first such annual recognition dinner, provided, however, that the financial requirements herein are met.

BRIGADOON HOMEOWNER'S

ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is BRIGADOON HOMEOWNER'S ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 4123 Woodlark Drive, Tampa, Florida 33624, but meetings of members and directors may be held at such places within the State of Florida, County of Hillsborough, as may be designated by the Board of Directors.

ARTICLE II DEFINITIONS

- Section 1. "Association" shall mean and refer to BRIGADOON HOMEOWNER'S ASSOCIATION, INC., its successors and assigns.
- Section 2. "Properties" shall mean and refer to that certain real property described in the BRIGADOON ON LAKE HEATHER Declaration of Covenants and Restrictions (the "Declaration"), and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
- Section 3. "Common Area" shall mean all real property (and improvements thereto) owned by the Association for the common use and enjoyment of the Owners.
- Section 4. "Condominium Property" shall mean and refer to any portion of the Properties which shall be subjected to the condominium form of ownership, as the term is defined in the Florida Condominium Act, Florida Statutes Ch. 718 (1981).
- Section 5. "Lot" shall mean and refer to any dwelling unit site or plot of land shown upon any recorded subdivision plat of the Properties, with the exception of the Common Area, as shown on such plats, or a Condominium Property as the term is defined in the Florida Condominium Act, Florida Statutes Ch. 718 (1981), and shall include improvements constructed on such Lot.
- Section 6. "Unit" shall mean any condominium unit located within the Properties, as the term is defined in the Florida Condominium Act, Florida Statutes Ch. 718 (1981), and as defined in a Declaration of Condominium submitting a portion of the Properties to the condominium form of ownership.

Section 7. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Unit which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 8. "Declarant" shall mean and refer to MOBLEY HOMES OF FLORIDA, INC., a Florida corporation, and its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot or twelve (12) or more Units from the Declarant for the purpose of development.

Section 9. "Declaration" shall mean and refer to the BRIGADOON ON LAKE HEATHER Declaration of Covenants and Restrictions applicable to the Properties, recorded in the Office of the Clerk of the Circuit Court, Hillsborough County, Florida.

Section 10. "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration, the Articles of Incorporation, and these Bylaws.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of the first conveyance of a Lot or Unit to an Owner, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year hereafter, at the hour of 7:00 P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the

Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

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Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors consisting of no less than three (3) nor more than nine (9) Directors, who need not be members of the Association; provided, the Board shall consist of an odd number of Directors.

Section 2. Term of Office. At the first annual meeting the members shall elect three (3) Directors for a term of one (1) year; and at each annual meeting thereafter the members shall elect three (3) Directors for a term of one (1) year, for so long as there shall be a Class B membership. Provided, at the first annual meeting after the Class B membership is converted to Class A membership, the members shall elect three (3) Directors for a term of one (1) year, three (3) Directors for a term of two (2) years and three (3) Directors for a term of three (3) years, and at each annual meeting thereafter the members shall elect three (3) Directors for a term of three (3) Directors for a term of three (3) Directors for a term of three (3) years.

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

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Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holidy, then that meeting shall be held at the same time on the next day which is not a legal holiday.

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

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Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) Adopt and publish rules and regulations governing the use of the Common Area and racilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the intraction thereof;
- (b) Suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and a hearing, for a period not to exceed sixty (60) days, for infraction of published rules and regulations;
- (c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;
- (d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.
- Section 2. Duties. It shall be the duty of the Board of Directors to:
- (a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;
- (b) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

- (c) As more fully provided in the Declaration, to:
- (1) Fix the amount of the annual assessment against each Lot and Unit at least thirty (30) days in advance of each annual assessment period;
- (2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
- (3) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.
- (d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not an assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) Procure and maintain adequate liability and hazard insurance on property owned by the Association;
- (f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
 - (q) Cause the Common Area to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

- Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.
- Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.
- Section 3. Term. The officers of this Association shall be selected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

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- Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. 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 receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.
- Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.
- Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.
- Section 8. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it

on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts of all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual review of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association may appoint an Architectural Review Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10%) percent per annum, and the Association may bring an

action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: BRIGADOON HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit.

ARTICLE XIII

AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the Directors of the BRIGADOON HOMEOWNER'S ASSOCIATION, INC., have hereunto set our hands this Office day of Thursday, 1983.

rimothy F MORLEY - Director

THOMAS CAROTHERS - Director

MICHAEL C. MOBLEY - Director

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the BRIGADOON HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, not-for-profit, and,

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 part day of I full 1983.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this gold day of Fibruary 1983.

MICHAEL C. MOBLEY, Secretary