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MA DETRA VILLA SOUTH ASSOCIATION, INC

the Corporation not the the State for profit of Florida

Association, Inc., tion not for profit Identity. called Association in tunder the laws of the 1971. The Association has been Ву ylaws of M in these Secretary of MADEIRA Bylaws, etary of VILLA State organized corpora-SOUTH gon

for the purpos 711, Florida S Bylaws, which SOUTH and is 1 Florida: purpose of administering a condominium rida Statutes, 1969, called the Condominium which condominium is identified by the id is located upon the following lands: condominium pursuant to Chapt d the Condominium Act in these ified by the name MADEIRA VILL owing lands in Volusia County, these A VILLA Chapter

Journerly of the Northeast corner of Lot One (1); thence Northerly along the Easterly line of Lot One (1); thence of 30' to the aforesaid Northeast corner of Lot One (1); thence westerly along the Northerly line of Lot One (1); a distance of 200' to the Northerly line of Lot One (1); a distance of 200' to the Northwest corner thereof; thence Easterly a distance of 202.54' to the point of beginning, including the Northerly 30' of Lot "A", Imperial Heights, of record in Map Book 25, Page 211, Public Records of Volusia County, Florida, together with all Riparian and Littoral rights appertaining thereto. Littoral Rip Portion of 1 Lots Fifthe South Estates, Volusia Southerly Fifty-Seven Rights of County, Lot record 0ne 0ne nty, Florida, togethes appertaining there One (1), Imperial Hell, Public Records (57) and Fifty-Eight (58), to Hundred (100) feet of Lot "1 d in Map Book 27, Page 287, Florida, together with all together vertes; Heights, ls of Volum Volusia County, t a point on the also of that together "B", Surf record B", Surfside Public Recor beginning, al Heights, Riparian triangular thence 'n $\begin{cases} 1 \\ 1 \\ 1 \end{cases};$ thence Records Easterly e of 30' Florida, Map and

- Beach, Florida
- dar year. 1.2. The fiscal year ofthe Association shall bе the calen-
- r profit" and t The seal the the year ofword the Of Of "Florida", t incorporation, the words shall an bear the name ls "Corporation impression of Of which not

3 meetings

pose of electing directors and authorized to be transacted by that day is a legal holiday, th hour on the next day that is no Saving office Time the go corporation at in the 2nd Monday The annual members' nembers' meeting shall 10:00 o'clock A.M., E. y in August of each year. the meeting s not a holiday in Aug...
d transacting any out...
y the members; provided, however
y meeting shall be held at 1 any other business Eastern be for held at however, the Daylight the -und same

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- directors, written red votes of 2.2 Special the President request the and entire must be from members Or members' meetings or Vice Fresident or membership. called by dent or by a majority of by such officers upon entitled to cast one-th upon receipt one-third of whenever of the bo board the calle Of,
- person before each member at his ad Association and shall more than sixty (60) place Proof unless given of bу and or or after meetings. waived the the President in objects writing. is address ddress as it appears on the lass than lays prior to the date of g shall be given by the aftice. Notice of meeting n days for or Vice members' which Such President or h the meetings or or appears on the not less than t less than ten (10) days the date of the meeting en by the affidavit of t stating the is called shall be Secretary-Treasurer may be in writing books of en (10) day be it of t days nor and 0
- acts entitled meeting at members The to of at which a A acts S F members, e Ls required cast Incorporation quorum approved by a majority except quorum members' bу ೧೭೦ the a majority is present when approval ofthese Declaration of meetings s the votes Bylaws shall of shal s of bу the the Condominium, a greater constitute votes consist entire present of number member persons

2.5 Voting.

- shall be entitled In 01 any y meeting cast one of vote. members the owners of apartment
- owners of the ap Association. If person entitled lease, v.. designated by a certificate signed by President and attested by the Secretar of the corporation and filed with the Such certificates shall be valid until determining voked seded file, an apartment o of the apartment person entitled t bу bу the the b. shall any owner the vote c any ಶ designated by subsequent certificate person the apartment If an apar bе to cast the vote for the apartment sicertificate signed by the President ttested by the Secretary or Assistant ion and filed with the Secretary of the shall be valid until revoked or un e established is owned by requirement Of entitled of to apartment is such apartment an cast a certificate and filed with the ast the vote of an apartment apartment. If such a certinal howners shall not be consident concerned. to cast for more by S L. the Ø than one or quorum owned the in one person, or the vote for the signed by all o record until A certificate the bу nor ည ಶ Secretary title corporation, th artment shall be ror change considered certificate or until person to his ಬ the e apartment of the rec designating ļ, or may N H Secretary of the his the Association Vice superunder apartment be record S L owner purpose not
- and the proxy valid must meeting may way lonly f be v for Proxies. be made or filed any the by any person entitied to by any person entitied to be particular meeting designated with the Secretary before the with the secretary before the additional secretary. Votes may be cast ij person l in the proxy appointed tim 'n and ರ್ ЪУ shall proxy time pe o
- are from bе organized present, m time to Adjourned because either i time unt until 'n meetings. മ person quorum has ಭ quorum Or H by is not any present proxy, attended, meeting may of adjourn the members members the cannot meeting who
- SB ឧន The <u>order</u> practical at business other members' 26 annual meetings members rg' meetings shall be:

- Election Calling c of chairman of
- 0 4 5 the roll and meeting certifying of proxies
- Q Reading of not ice of meeting or waiver of notice
- and disposal c, any unapproved minute
- H 0 Reports of officers of committees
- Reports
- 7 og Election of Election of of inspectors directors of election
- Unfinished business
- business
- New business Adjournment
- occur, minium, ments and terminate its shall 2.90 Proviso. ondominium ha the OL closed proceedings of have no effect until has control the January Provided, completed e sales of 15, 197 of the s of all of the apartments of the 15, 1973, or until the Developer of the condominium, whichever she all meetings of members of the unless approved by the board of however all of all all of the the that contemplated until ed improve shall Associa directors elects condo first

Directors

- managed by directors, Membership the board exact Of number not The less er to affairs bе than determined of three the ron Association at more the than time shall eleven Of election be
- manner: 2 Election of directors shall bе conducted 'n the following
- member's meeting directors shall be held at the
- o, directorships director nominating e appointed han 30 days committee the the floor, floor. then by the serving. No created at committee shall and the to the other nominate board of Nominations for the meeting sha the meeting shal nominations may five (5) members of directors not annual one (5) members shall rectors not less l members' meeting. person shall for additional be be each made
- ou votes cast there cumulative election shall be unanimous consent) his are cast, st, each person voting being entitled votes for each of as many nominative votine votine to be fillar. dispensed y of the shall ន 40 be

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- Except as directors members directors tors. 's occurring between shall be filled by by members, Vacancal to Vacancies vacancies in provided remaining l meetings or the removal board
- Association Provided, ho Any purpose. The vacancy in the so created shall be filled Association at the same medes. thirds special meeting of director rds of the The the may votes be of removed by the members the the bу entire ntire membership bers called for board of direct the members concurrence directors of that at the two
- . 1973, or control occur apartments improvements Condominium has the B until Developer elf the condominium, ne first directors on at the same meeting. however, that until thum has completed all of of and closed the sales the he condominium, of Developer elects of the Asso the of or to the until Association of Developer terminate contemplated all of the January first of its the

are no filled directors shall fill no remaining direct and in the directors the event the of vacandies vacancies, and set the vacancies the shall remaining there

- the manner successor 3.3 next The term annual mes K K elsewhere ual meeting of the duly elected and of provided. each director's se the members a and qualified the service and ervice shall extend and subsequently un or until he is rem removed end until \until his in
- at such meeting organization meeting directors place and time The <u>organization meeting</u> shall be held within ten which they shall Were as shall elected, and be necessary be of a newl 1 (10) days fixed by and no days newly-elected days of their further the their elections ther notice board election at of the the
- at such tin by a majori be given to telegraph, meeting. 3.5. Reg majority 03 Regular Ime and ty of the urpeach director, person each director, person reach days ! at place as s etings of the board of directors may ce as shall be determined, from time directors. Notice of regular meetirector, personally or by mail, telephothere days prior to the day named for named for s meetings to Or shall held time
- written request three days not: President and 6 telephone or Special and must purpose notice must meetings of t be called f one-third e of the mee of the meeting. called by the Secretary-e-third of the directors. the meeting shall be giv legraph, which notice sha of the directors given personally shall state the may be carring-Treasurer Not called less at than ЪУ the
- 3.7 <u>Waiver</u> meeting before of equivalent to the the ೦ಗ of notice. after the giving of meeting notice. Any director may and such waiver waive notice shall | be of deemed
- 3.8 majority cept present majority of those present at a meeting at which a quorum is resent shall constitute the acts of the board of directors, exept when approval by a greater number of directors is required the Declaration of Condominium, the Articles of Incorporation these of Bylaws. the ent entire at directors' e board of (a greater number of directors is Condominium, the Articles of Inco directors. meetings shall The acts consist Incorporation s approved quorum is -XĐ
- might quorum 3.9 Adjourned directors there e preaent may adjourn tum is present. At any thave been to have been transacted at the meeting e transacted without furthan meetings. De less than ಭ meeting notice. quorum present, ting from time to at any g from the meeting meeting any business originally ca g of the board, the majority to time until a that
- such a director i the minutes ch director f 10 Joinder in tor in the a for of that the] action of a meeting purpose meeting shall constitute the purpose of determining of minutes quorum. and concurring presence of joinder
- presiding their number chairman of the horif none number none, the Fing officer, 40 preside President the board directors officer ľ'n shall such of present preside. an officer has directors' shall In the designate meetings been absence elected; one of
- .12 The Of CT directors' O S
- Calling Proof of roll
- of due notice cf.

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- 50 0 t 0 C C Reading Reports and disposal of officers of any unapproved committees minute
 - officers and
 - of officers
 - business
 - Election of our Unfinished bu New business
- Adjournment
- members 3.13 Directors' fees, 11 any, shall bе determined by the
- powers and duties
 Act, Declaration of
 these Byland approval ectors, 148 bу apartment agents, shall be of Of and d duties of the Board of Directors. f the Association existing under the Condominium, Articles of Incorporate be exercised exclusively by the boar contractors or employees, subject on towners when such is specifically Directors.
 ng under the Incorporation board of only required All of Condominium

Officers

- board shall Association. a director, a Secretary-Treasurer and an Assistant Second whom shall be elected annually by the board of director who may be peremptorily removed by vote of the director meeting. Any person may hold two or more offices excell President shall not be also the Secretary-Treasurer or Secretary. The board of directors from time to time shall not be also their powers and duting the such other officers and designate their powers and duting the state of the secretary. President, The officers and designate their powers who executive o shall be be a director officers of the ಭ Vice e Association Succe Vice President, who share That Secretary, offices except affairs of the shall an that Assistant shall elect any and a11 be
- the usually determine among the members cluding Association. Ig the members from time to time, as rmine appropriate, to assist in the Association. President on. He sha the shall have office of shall be allpresident the ne chief of the he in his conduct of nt of an appoint e powers of an as executive n association, inis discretion may of the affairs o and officer duties in-
- the President shall the President. He exercise such Vice the directors. also shall exercise t and perform such other the the powers assist the ij the the absence absence or disability of and perform the duties President duties generally ន្ត shall and
- seal when duly signation, and shall poof secretary of an directors of the the duties of the and proceedings the giving a giving other r of the notices The and of. otices required by law. He shall have Association and affix it to instrument uly signed. He shall keep the records hall perform all other duties incident the Secretary-Treasurer serving the directors an association and e President. The As he Secretary when the of all notices ion and as may be re The Assistant Sec: when the Secretary and the members. shall to instruments requiring a to the keep be required to Secretary required by members the Не of the of shall custody absent shall and attend the office Associadirectors of perform the 00
- the directors Association the the Board of association management fees shall shall be fixed by Directors nor of be the preclude the from employing determined by condominium. all the officers and directors. The directors of the director of the directors of ng a director as contracting with The The provision shall not pr employees with an ಭ employee director preclude of that

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- and ing the Articles of provisions: Fiscal management.
 Association set forth Incorporation The in shall the provisions for he Declaration be sions for fiscal mana claration of Condomin supplemented by the management dominium follow
- following cla expenditures sociation following Accounts. shall be classifications as shall bе credited common expenses: receipts and shall charged and be appropriate, all expenditures to accounts under of of which the the As
- ಶ for budget Current exp contingencies and working funds, is made cenditures including a within which shall include the reasonable year for a11 which allowance receipts the
- b. Reserve for clude funds frequently t than for maintenance items annually which that occur shall less
- C Reserve for repa damage, repair air or replacement depreciation or o for replacement, obsolescence which required shall because include <u>ರ</u>
- d. used provements or additional personal will be part of the common elemen for capital which expenditures for shall common elements. include the additional i property that imbe
- 0 Operations, from the use additional di and 40 is in producing 40 which assessments reduce the assessments for the year following the year realized. Losses from operaspecial assessments against provide any e use of the common elements. Only the nal direct expenses required by the range operation will be charged to this surplus from such operation shall be year in which the Losses from operations shall bal assessments against apartment sessments may be made in the may be made in the sessments may be made in the ses which shall include the current ex gross L, owners, expense be used be met revenuethe account order surplus
- quired to defr funds for the accounting pra each Budget. defray the com the foregoing g practices as endar year The board of dir ear that shall in common expense oing accounts and as follows: The and directors include se and to reserves to the provide shall all adopt a estimated according and d funds re g 03 good 7e
- **о** Current exceed the price prior 10 expense, the year. the budget amount of udget for of this which ch shall account not
- **р** account which shall for for deferred maintenance, not exceed 105% of the the prior year. the budget amount for for this
- о . the exceed . prior year replacement, the 105% of the budget amount for this a account which shall for
- d used provements Betterments, TO? capital or which additional perso shall personal include for the property additional funds

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provided, members will | nt for no single mus be however, which shall nowever, that e item or of the As 'n part excess ರ್ಷ that in the eless of \$50.00 or purpose with Association. the not common exceed .00 shall be expende without approval of expenditure elements, ed \$20,000. be expended .00 of

- 0 unt the improvements and closed the condominium has provided, entire tions the allowances for I Developer elects to terminate condominium, whichever shabbard of directors may omit allowances for contingencies may when t not less t condominium, or not less than embership of the however, that be however, approved by increased ss than 75% of the votes hip of the Association; ver, that until Developes completed all of the cond closed the sales of a nium, or until January 1 that ed the sales of all apartments r until January 15, 1973, or s to terminate its control hichever shall first occur, s may omit from the budget ntingencies and reserves. over apartment owners the the foregoing limita amount Developer votes of contemplated and each of of entitled the budgete Q
- 1 to Copies S L December shall сору made. each member. be Of of the Н l preceding the If the budget i the amended bud the budget transmitted and proposed assessments to budget e year is am each member amended et shall for which subsequently be furnished g ೧ the before Bpnq
- Bylaws. calendar due exceed the limitations for that year. exceed such limitation shall be subject membership of the Association as previous. The unpaid assessment for the the board assessment ceding the sumed calendar if ma ed to have been made in the amount of the lassemi-annual installments on such assessment installment payment date until changed by a upon the 6.3 their budget npon of made year the year directors the the the shar and year for which is not made as prior date date sessments. unpaid assessment for the remaining of for which the amended assessment is board of next July not made as required, an assessment shall been made in the amount of the last prior al installments on such account. event annually event the annual assessment assessments may be amended tors if the accounts of the itations for that year. An S 0 of the to Association as previously Of July the he July 1, one-half of the increase is the assessment and the balance of y 1. The first assessment shall directors of the Association. in items the amended assessment assessment if made on y 1, one-half of the ir Assessments advance assessments of year. Any accusubject to the the no changed by an amended assess-20 f made of the the budget against before t proves to be indicate any time by the amended budget of account shall required in the approval or after December shall be portion apartment made be that made er July shall k be shall insufficient the does these assessmen 20 рd of due do the for deter assess owners annual prethe not the
- apartment installment remaining ten notice first come apartment or me due (10) (10) days owner, Ment owner shall nodn occur. to him installments of noqu and an n the cafter bу ner snarr th than twenty (20) by registered or then the unpaid bathe date stated in delivery of twenty (20) d in default in the p the board of direc assessment f the notice to the apartm days after the mailing of certified mail, whichever balance the notice, the payment directors ma of upon notice the tud assessment may not apartment default t of an 0 accelerate less
- concerned, the such need ments expenses more for notice for ed, the assessment er 30 days' notice Association may req such is Of than Assessments for emergencies.

 If emergencies that cannot be paicommon expenses shall be made on uch is given to the apartment owe and upon approval in writing be than one-half of the votes of the common Assessments the require shall in such .1 be made only a apartment owners in the become manner notice effective, paid from the S Assessments the apartment persons after notice of concerned assessment board the and entitled annual for of directors owners shall common After ed to assess be

器 1352 MC 583

Withdrawal signed by in which ឧន shall. ich the moneys of .
l of moneys such l be designated from time to time by the director the moneys of the Association shall be deposited moneys from such accounts shall be only by check depository of be designated persons as are authorized by the Association from time to to the shall directors be such directors checks

- made the a April made. audit 6.7 An <u>audit</u> of the accounts of the Association shall annually by a certified public accountant, and a copy udit report shall be furnished to each member not late 1 of the year following the year for which the audit of Association copy of later than ₩ | |-
- ectors ing or members bonds paid by 20 one-half or responsible shall be for Fidelity they may the common expenses. of the Association. determined by from time to time aire for Association funds. from time to amount y the of the The be the total annual time directors, required by the vo premiums on such The but shall not be nual assessments amount board bonds persons of of nts against shall such be handi-
- in conflict was Incorporation edition) conflict with the corporati Parliamentary r shall govern the or these vern the conduct of Association meetings wh the Declaration of Condominium, Articles of Bylaws. rules. Rone conduct Roberts Rules of Order (latest when not
- ing manner Amendments. These Bylaws may be amended H. the follow-
- posed amendment 8.1 Эď included Notice S F. Of in the considered. the subject notice of matter any meeting Of ಭ proposed amendment 26 which a -ord
- posed the m delivered person or elsewhere members of express bу 03 their bу provided, the resolution the the proxy at r approval in writing, providing Secretary at or prior to the me vided, such approvals must be en Association. board adopting a proposed of directors of the the meeting Directors considering and members not the amendment Association meeting. either the such approval ting. Except amendment 20 present N N
- ಥ than 75% ship of Not of the less he board 75% of t the Association; of than 75% of d of directors the votes of the or entire membership the and entire bу not member-Less
- **о** Вy not ot less than membership o Of, 80% of the Association; the votes of 07 the
- 0 allUntil of the the first directors. election of directors,
- 8.3 Proviso. Provided, nowever, discriminate against any apartment owner nor class or group of apartments unless the so affected shall consent. No amendment slope affected shall consent. Condominium. conflict with the consent. Articles of Incorporation that no nor against any he apartment owr shall be made the ೧೭ amendment the Declaration owners that apartment
- be effective recorded in which Association with duly uly adopted as certificate sl be Execution attached to the when such the public the shall an nall be executed less formalities of and the certificate and the records of Volume 1 and ಬ amendment certificate of Volusia and copy of the certifying the Declar bу g deed. the officers copy Declaration The of the of that the amendment each amendment Florida. the of and amendment the amendment Bylaws, are

The foregoing were adopted as the Bylaws of MADEIRA VILLA SOUTH ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on NOUENRE SER 1971.

Becretary

Approved:

Lot Leo Gener

President

PRECORD SECRETARION SA