

4/ prepared by & Return to
Paul H. Nessler, Jr.
10002 Cortez Blvd.
Spring Hill, FL 34633

2009057340
LORINDA 2693/1605
OFFICIAL RECORDS
BK: 2693 PG: 1605



COPY

BY-LAWS
OF
WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not For Pecuniary Profits)

ARTICLE I

NAME AND LOCATION

10/23/2009 1:32PM # Pages 8
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

The name of the corporation is WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC., (A Corporation Not For Pecuniary Profit), hereinafter referred to as the "ASSOCIATION". The principal office of the corporation shall be located at 4409 Grand Blvd., New Port Richey, Florida 34652 but meetings of members and directors may be held at such places within the County of Pasco or Hernando, State of Florida, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

"ASSOCIATION" shall mean and refer to WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC., (A Corporation Not For Pecuniary Profit), its successors and/or assigns.

"PROPERTIES" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions for WOODLAND WATERS, PHASE SIX, a Subdivision located in Hernando County, Florida, and any additions thereto as may be brought within the jurisdiction of the ASSOCIATION as hereinafter set forth.

"COMMON AREA" shall mean all real property owned in fee simple by the ASSOCIATION and such additional properties or facilities as may from time to time be designated as COMMON AREA under the Declaration of Covenants, Conditions and Restrictions, or any supplemental Declarations, each such designation to be by recorded instrument, together with the landscaping and any improvements thereon, including, without limitations, all roads, road curbs, structures, recreational facilities, open space, walkways, sprinkler systems, swimming pool and street lights, but excluding any public utility or CATV installation, lines, equipment or easements thereon. The COMMON AREA in Woodland Waters, Phase Six not owned by the ASSOCIATION but to be maintained by the Association at the time of the DECLARANT'S conveyance of the first lot is located along the north boundary of Woodland Waters Boulevard.

"LOT" shall mean and refer to any plat of land shown upon any recorded subdivision map or the properties with the exception of the COMMON AREA.

"OWNER" shall mean and refer to the record owner whether one or more persons or entities, of a fee simple title to any residential lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of any obligation.

"DECLARANT" shall mean and refer to WOODLAND WATERS DEVELOPMENT CO, LLC., its successors and/or assigns, if such successors and/or assigns should acquire more than one lot from the "DECLARANT" for the purpose of re-development.

"MEMBER" shall mean and refer to those persons entitled to membership in the ASSOCIATION as provided in the Declaration.

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



BY: [Signature] D.C.
THIS 7th DAY OF Feb 2009

"DRAINAGE/UTILITY EASEMENT" shall mean those easements created by the plat and so identified on said plat for the sole purpose of facilitating the drainage of the subdivision and for the location of utilities, together with any improvements thereon, and shall further mean any subsequently created easements for the same purposes as set forth in this paragraph.

ARTICLE III

OFFICIAL RECORDS
BK: 2593 PG: 1606

MEMBERSHIP

SECTION 1. RIGHTS: Membership and voting rights of the ASSOCIATION are as set forth in ARTICLE IV of the Articles of Incorporation.

SECTION 2. ANNUAL MEETINGS: The first annual meeting of the members shall be held within one (1) year from the date of the incorporation of the ASSOCIATION, and each subsequent regular annual meeting of the members shall be held at a date and time to be determined by the Board of Directors.

SECTION 3. NOTICE OF MEETINGS: Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary, any Assistant Secretary, or the person authorized to call the meeting. Such notice shall be given in person or by mailing a copy of each notice, postage prepaid, at least (15) days before such meeting, to each member entitled to vote thereat, addressed to such member's address last appearing on the books of the ASSOCIATION, or supplied by such member to the ASSOCIATION for the purpose of notice. Each member has an obligation to, and shall register his address with the Secretary, and all notices of meeting shall be mailed to him at such address. All such notices shall specify the place, day and hour of the meeting, and is in the case of a special meeting, the purposes of the meeting; PROVIDED, however, that if any business of any meeting shall involve any action governed by the Articles of Incorporation, notice of such meeting shall be given or sent as in the manner therein provided.

SECTION 4. QUORUM: The presence, in person or by proxy, at a meeting of members entitled to cast thirty percent (30%) of the total voting interest of the membership shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the 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 to 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 members of his lot or unit.

ARTICLE IV

DIRECTORS

SECTION 1. BOARD OF DIRECTORS/NUMBER: The business and affairs of the ASSOCIATION shall be managed by, and all power of the ASSOCIATION shall be exercised by a Board of not less than three (3) directors who need not be members of the ASSOCIATION.

SECTION 2. TERM OF OFFICE: At the first annual meeting, the members shall elect one (1) director for a term of one (1) year, one (1) director for a term of two (2) years, and one (1) director for a term of three (3) years. At each annual meeting thereafter, the members shall elect as many directors as necessary to fill the position of such directors whose terms are concluding in that year. Each director elected shall serve 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.

SECTION 5. ACTION TAKEN WITHOUT A MEETING: Subject to the limitations provided by Florida Law, 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

NOMINATIONS 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. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its sole 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 provision of the Declaration. The person 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 no less than one (1) per year or as needed as determined by the President or Board of Directors not including special meetings herein and in accordance with the provision of Florida Statutes 720, Section 720.303.

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 (2) directors after not less than forty-eight (48) hours notice to each director.

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.

OFFICIAL RECORDS
BK: 2693 PG: 1607

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

SECTION 1. POWERS: Subject to limitations provided by Florida Law the Board of Directors shall have the power to:

- (a) Adopt and publish rules and regulations governing the use of the COMMON AREA;
- (b) Suspend the voting rights and right to use the COMMON AREAS of a member during any period in which such member shall be in default in the payment of any assessment levied by the ASSOCIATION;
- (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 provision of these By-Laws, 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;
- (e) Appoint an Architectural Review Committee consisting of not less than three (3) members who need not be members of the ASSOCIATION but who are empowered to review and approve the design, plans and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot or for the rebuilding, repair, or reconstruction of structures in the event of destruction by fire or other casualty. The Architectural Review Committee shall be governed by the Architectural Review Committee Guidelines as approved by the Board of Directors, and which may be amended, as needed, from time to time, by the Board of Directors;
- (f) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

SECTION 2. DUTIES: Subject to limitations provided by Florida Law 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.
- (b) Supervise all officers, committees, agents and employees of this ASSOCIATION, and to see that their duties are properly performed:
- (c) As more fully provided in the Declarations, to:
 - (i) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period.
 - (ii) Send written notice of each assessment to every OWNER subject thereto, at least thirty (30) days in advance of each annual assessment period;

- (iii) File liens on lot owners for failure to pay membership dues, as set forth in the Declaration of Covenants, Conditions and Restrictions; and
- (iv) Foreclose the lien against any property for which assessments are not paid or to bring an action at law against the OWNER personally obligated to pay same;
- (d) Issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states that 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; and
- (g) 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 elected annually by the Board of Directors, and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

SECTION 4. SPECIAL APPOINTMENTS: The Board may elect such other officers as the affairs of this 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.

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: 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 sign all checks and promissory notes.

VICE PRESIDENT: 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 by him by the Board.

SECRETARY: 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 on 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: The Treasurer shall receive and deposit in appropriate bank accounts all monies of the ASSOCIATION and shall disburse such funds as directed by resolution of the Board of Directors. Two (2) signatures shall be required on all checks, which may be any of the two (2) officers. Keep proper books of account; cause an annual audit of the ASSOCIATION books to be made by a public accountant as needed, at the sole discretion of the Board of Directors; 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

OFFICIAL RECORDS
BK: 2693 PG: 1610

COMMITTEES

The ASSOCIATION shall appoint a Nominating Committee and an Architectural Review Committee as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

THE OFFICIAL BOOKS AND RECORDS

The official records shall be maintained in accordance with the provisions of Florida Statutes.

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 18% per annum, and the ASSOCIATION may bring an action at law against OWNER personally obligated to pay the same to foreclosure the lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessments provided for herein by non-use 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:

"WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC., A Corporation Not For Pecuniary Profit"

ARTICLE XIII

AMENDMENTS

SECTION 1: These By-Laws may be amended by a vote of two-thirds of members.

SECTION 2: In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in the case of conflict between the Declaration and these By-Laws, the Declaration shall control.

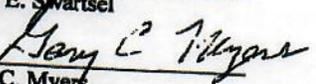
ARTICLE XIV

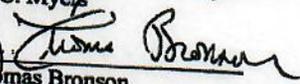
MISCELLANEOUS

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 the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the Directors of WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC, A Corporation Not For Pecuniary Profit, have hereunto set our hands this 8th day of October, 2008.



Mark E. Swartzel


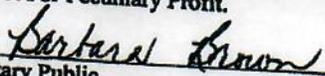
Gary C. Myers


J. Thomas Bronson

STATE OF FLORIDA:

COUNTY OF PASCO:

The foregoing instrument was acknowledged before me this 8 day of October, 2008 by Mark E. Swartzel, Gary C. Myers and J. Thomas Bronson, As the sole directors of WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC., A Corporation Not For Pecuniary Profit.



Notary Public
My Commission Expires:



BARBARA BROWN
Commission ID 659027
Expires July 21, 2011
Renewal Fee: \$10.00

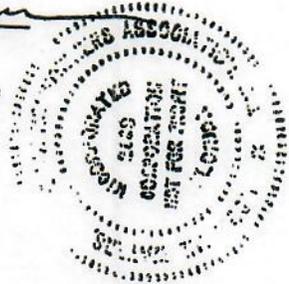
CERTIFICATION

I, the undersigned, do hereby certify that I am the duly elected and acting Secretary of WOODLAND WATERS, PHASE SIX HOMEOWNERS ASSOCIATION, INC., a Corporation Not For Pecuniary Profit, and that the foregoing By-Laws constitute The original By-Laws of the ASSOCIATION as duly adopted at a meeting of the Board of Directors held on the 9th day of Oct., 2008.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said ASSOCIATION this 22 day of October, 2008.

J. Thomas Brown
as Secretary
Brown

****CORPORATE SEAL****



OFFICIAL RECORDS
BK: 2693 PG: 1612