

EXHIBIT "C"

BY-LAWS

OF

THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.  
a Condominium Association

ARTICLE I

ORGANIZATION AND OBJECT

Section 1. Name. THE FAIRWAYS OF BREVARD ASSOCIATION #1,  
inc., a Condominium Association.

Section 2. Object. The object and purpose of this corporation is:

(a) to fulfill all of the purposes of the "Association" named in that certain Declaration of the Plan for ownership in condominium known as THE FAIRWAYS OF BREVARD CONDOMINIUM #1, duly recorded among the Public Records of Brevard County, Florida.

(b) to promote and maintain a social and recreational club for its members.

Section 3. Address. \_\_\_\_\_

or at such other place as the Board of Directors may designate.

Section 4. Seal. The seal of the corporation shall be as impressed on the margin of this page.

ARTICLE II

MEMBERSHIP

(a) No person shall become a member of this corporation unless and until he shall have been approved by the Board of Directors and shall have become the owner of a condominium unit in accordance with the aforesaid Declaration of Condominium.

(b) The total number of members shall be equal to the total number of condominium units and membership shall be limited to the owners of said units as aforesaid, provided, however, that unit owners of other condominiums may qualify for membership in accordance with paragraph

Seventh of the above described Declaration of Condominium.

(c) Where title to a condominium unit is vested in two or more persons whether as tenants by the entireties, joint tenants, tenants in common, or otherwise, such co-ownership shall be entitled only to one vote per unit so owned by them at any meeting whether annual or special at which members entitled to vote as hereinafter provided.

(d) No certificate of stock shall be issued by the corporation, but the Board of Directors may, if it so elects, issue a membership card to the owner or owners of each unit. Such membership cards shall be surrendered to the Secretary whenever ownership of the units designated thereon shall terminate.

(e) Membership shall terminate without any formal corporate action whenever such member ceases to own a condominium unit, but such termination shall not relieve or release any such former owner or member from any liability or obligations incurred or in any way connected with THE FAIRWAYS OF BREVARD CONDOMINIUM PLAN #1 during the period of such ownership or membership, or impair any rights or remedies which the Board of Directors or otherwise may have against such former owner or member arising out of or in any way connected with such ownership and membership and the covenants and obligations incident thereto.

(f) Applications for membership shall be signed by the applicant and shall be on such forms as are provided by the Board of Directors.

(g) The Secretary shall compile and maintain an up-to-date roster of members and their last known post office addresses, as shown on the records of the corporation.

### ARTICLE III

#### MEMBERS AND ELECTIONS

Section 1. Fiscal year. The fiscal year of the corporation shall be the calendar year.

Section 2. The annual meeting and election of Directors of the corporation shall be held during the month of December, at such

time and place as the Board of Directors may designate. Prior to 1971, the holding of an annual meeting may be waived. Notice of said meeting shall be mailed by the Secretary, United States Mail, first class, to each member not less than ten (10) days before the date of such meeting.

Section 3. Special meetings. Special meetings of the corporation may be called at any time by the order of the President or by three (3) members of the Board of Directors. The President shall call a special meeting upon presentation to the Secretary of a petition requesting same, signed by members entitled to vote at such meeting owning not less than 51% of the condominium units. The call for a special meeting shall set forth the purpose of the meeting and notice thereof shall be mailed by the Secretary to each member ten (10) days prior to such meeting. Only such business shall be transacted at such special meetings as is stated or referred to in the notices thereof.

Section 4. Quorum. A majority of the number of members shall constitute a quorum at any meeting of the corporation.

Section 5. Order of Business. The order of business of all meetings of the corporation and of the Board of Directors shall be as follows:

1. Reading of minutes.
2. Reports of Committees.
3. Treasurer's report.
4. Elections.
5. General business.

Section 6. Rules of Order. The rules of order as contained in Roberts Manual, when not inconsistent with these By-Laws shall govern all meetings.

#### ARTICLE IV

#### GOVERNMENT

##### Section 1. Board of Directors.

(a) The control and management of this corporation and its affairs and property shall be vested in a Board of five (5) Directors, each of whom shall be members of the corporation, except as hereinafter set forth.

Section 2. At the first election of Directors, two (2) Directors shall be elected to serve for a term of five (5) years, two

(2) shall be elected to serve for a term of four (4) years, and one (1) shall be elected to serve for the term of three (3) years. At the expiration of each initial term of each Director, his successor shall be elected to serve for a term of three (3) years, provided that each Director shall continue until his successor shall have been elected and qualified.

Section 3. Notwithstanding the foregoing, the Developer named in this Declaration of Condominium shall have the right to elect its nominees to the Board of Directors during the first five (5) years of the existence of the Condominium Plan or until such time as all units have been sold by Developer, whichever shall first occur. Designees of Developer need not be members of the corporation.

Section 4. If the office of any Director shall become vacant for any reason, a majority of the remaining Directors, though less than a quorum, at a special meeting of Directors duly called for such purpose, shall choose a successor who shall hold office until the next annual meeting of members and his reelection or the election of his successor at such meeting. The person so elected shall serve for the unexpired term in respect to which such vacancy occurred.

Section 5. Directors may be removed, with or without cause, upon the affirmative vote of a majority of the members or at any special meeting of members duly called for such purpose, except designees of the Developer as aforesaid may not be so removed.

Section 6. Regular meetings of the Board shall be held at least quarterly in each fiscal year. Special meetings may be called by the President on three (3) days written notice. The President shall call special meetings on the written request of any one (1) Director. Attendance by a Director at any meeting shall constitute a waiver by him of notice. No notice of meeting shall be required if all Directors are present at any meeting.

Section 7. Quorum. At all duly convened meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, except as otherwise expressly provided in these By-Laws or by law, and the acts of the major-



ity of the Directors present at such meeting at which a quorum is present shall be the Acts of the Board of Directors. If at any meeting of the Board of Directors there shall be less than a quorum present, the majority of the Directors present may adjourn the meeting from time to time, and at any such adjourned meeting at which a quorum is present, any business that might have been transacted at the meeting as originally called may be transacted without further notice to any Director.

Section 8. The Board of Directors shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Corporation and the operation and maintenance of a first-class residential condominium project, and may also cause to be done all such other lawful acts and things as are not by law or by the Condominium Plan directed or required to be done or exercised by Members or Owners of Units, or by others. These powers and duties shall include, but not be limited to, the following:

- (1) The operation, maintenance, renewal and protection of the Common Elements and general supervision and surveillance of the Condominium project.
- (2) The preparation prior to the beginning of each fiscal year of a budget or estimate of the common expenses for such fiscal year, which shall include, but not be limited to, reasonable reserves for depreciation, retirements, renewals. The total amount of such budget or estimate shall be assessed against all of the units and the respective owners thereof, in the proportionate shares and percentages applicable to the several units owned by them as set forth in the Declaration. The proportionate amounts thus found applicable to each unit shall be payable by the owner thereof to the Corporation in twelve (12) equal monthly installments, in advance, on the first day of each month of such fiscal year. On or before the due date of the first monthly installment, the Corporation shall prepare and deliver or mail to each owner of a unit a statement showing the amount thereof and the estimated amount assessed against such unit for the entire fiscal year, and shall not be obligated to give notice of any subsequently accepted monthly payments for such fiscal year, and the omission of notice of such installments shall not relieve such owner from his obligations to pay such monthly installment promptly when and as they become due and payable. Any such owner may if he elects to so do, pay two or more of such monthly installments in advance of the date on which they become due and payable but the Corporation shall have the right to apply any sums so prepaid either to such monthly installments or to any special assessments made or levied in such fiscal year against such owner or the unit owned by him in the manner and percentage as provided and referred to in the following sub-section. (3) of this Article, without relieving or releasing such owner from his obligation to pay any unpaid amounts or balances due on any such monthly installments or any special assessments or impairing

any rights of the Corporation against such owner of any unit owned by him.

- (3) By majority vote of the Board, to adjust or increase the amount of any annual assessment and monthly installments, and to levy and collect in addition thereto, special assessments in such amounts as the Board may deem proper, whenever the Board is of the opinion it is necessary so to do in order to meet increased operating or maintenance costs, or additional capital expenses, or because of emergencies; provided, however, that all such increased or special assessments shall be made or levied against such owners and the units owned by them respectively, in the same proportions or percentages as provided in the Declaration.
- (4) To use and expend any sums collected from such assessments or levies for the operation, maintenance, renewal and protection of the common elements, as herein provided and contemplated.
- (5) To require all officers and employees of the Corporation handling or responsible for funds of the Corporation or funds in its possession or under its control to furnish adequate fidelity bonds, in form, penalties and with corporate surety satisfactory to the Board of Directors. The premiums on such bonds shall be paid by the Corporation as part of the common expenses.
- (6) To pay all taxes and assessments levied or assessed against any property of the Corporation exclusive of any taxes or assessments levied against any unit or otherwise properly chargeable to the owners thereof.
- (7) To employ and dismiss such clerks, stenographers, workmen, janitors, gardeners, elevator operators, watchmen and other personnel, and to purchase or arrange for such services, machinery, equipment, tools, materials and supplies, as in the opinion of the Board of Directors may from time to time be necessary for the proper operation and maintenance of the Condominium Project, except the portions thereof required to be maintained by owners of units. The Board of Directors may also employ a management agent for the Corporation, at such compensation as may be established by the Board, to perform such duties and services as the Board may lawfully delegate, including but not limited to duties hereinbefore set forth in this sub-section (7). Such management agent may be a qualified person, firm or corporation.
- (8) To enter or cause to be entered any unit when deemed necessary for or in connection with the operation, maintenance, repair, renewal or protection of any Common Elements, or to prevent damage to the Common Elements or any units, or in emergencies, provided that such entry and work shall be done with as little inconvenience as possible to the owners and occupants of such units. Each owner shall be deemed to have expressly granted such rights of entry by accepting recording the deed to his unit.
- (9) To collect delinquent levies or assessments made by the corporation through the Board of Directors against any units and the respective owners thereof, together with such costs and expenses incurred in connection therewith, including, but not limited to, court costs and attorney's fees, whether by suit or otherwise, to abate nuisances, and enforce observances of the rules and regulations relating to the Condominium buildings herein referred to, by injunction or such other legal action or means as the Board of Directors acting with

the advice of legal counsel may deem necessary or appropriate.

- (10) To employ or retain legal counsel, engineers and accountants, and to fix their compensation whenever such professional advice or services may be deemed necessary by the Board for any proper purposes of the Corporation, including but not limited to those hereinbefore or hereinafter referred to in these By-Laws.
- (11) To cause such operating accounts, and escrow and other accounts, if any, to be established and opened as the Board of Directors may deem appropriate from time to time and as may be consistent with good accounting practices.
- (12) To cause a complete audit of the books and accounts of the Corporation to be made by a competent certified public accountant at the end of each fiscal year, and at such other time or times as may be deemed necessary. The Board of Directors shall also prepare at the end of each fiscal year and furnish to the owner of each unit a report of the business and affairs of the Corporation, showing its transactions and reflecting fully and accurately its financial condition.
- (13) To make and enforce compliance with such reasonable rules and regulations relative to the operation, use and occupancy of the Condominium buildings, units and common elements, and to amend the same from time to time as the Board shall deem necessary or appropriate, which rules and regulations when approved by appropriate resolutions shall be binding on the owners of units, their successors in title and assigns. A copy of such rules and regulations and copies of any amendments thereof shall be delivered or mailed to each owner of a unit promptly upon the adoption thereof.
- (14) The Board of Directors shall keep the buildings and other improvements located on the land described in these By-Laws, including especially the common elements, and all fixtures, equipment and personal property acquired by the Corporation for or in connection with the operation and maintenance of the Condominium Project, insured for the benefit and protection of the Corporation and the owners of the units and their respective first mortgagees, as their interest may appear, in amounts equal to their maximum insurable values, excluding foundation and excavation costs, as determined annually by the insurance carrier or carriers, against the following hazards, casualties and contingencies including, but not limited to, loss or damage by fire and other casualties covered by a standard extended coverage endorsement.

## ARTICLE V

### OFFICERS

Section 1. The officers of the Corporation shall be a President, Secretary and Treasurer. Directors may appoint such other officers as in their judgment may be necessary. No officer except the President need be a member of the Board of Directors.

Section 2. The officers of the Corporation shall be elected annually by the Board of Directors at the organization of each new

Board and shall hold office until their successors are elected or appointed by the Board and qualify, provided that each officer shall hold office at the pleasure of the Board, and may be removed either with or without cause, and his successor elected at any annual, or at any special meeting of the Board for such purpose, upon the affirmative vote of a majority of the members of the Board.

Section 3. The President shall be the chief executive and administrative officer of the Corporation. He shall preside at all meetings of the stockholders and, in the absence of the Chairman of the Board, at meetings of the Board of Directors. He shall exercise such duties as customarily pertain to the office of President and shall have general and active supervision over the property, business, and affairs of the Corporation and over its several officers. He may appoint officers, agents, or employees other than those appointed by the Board of Directors. He may sign, execute, and deliver in the name of the Corporation powers-of-attorney, contracts, bonds, and other obligations and shall perform such other duties as may be prescribed from time to time by the Board of Directors or by the By-Laws.

Section 4. The Vice-President shall have such powers and perform such duties as may be assigned to him by the Board of Directors or the President. In the absence or disability of the President, the Vice-President designated by the Board or the President shall perform the duties and exercise the powers of the President. A Vice-President may sign and execute contracts and other obligations pertaining to the regular course of his duties.

Section 5. The Treasurer shall have the care and custody of and be responsible for all the funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such bank or banks, trust company or trust companies or safe deposit vaults as the Board of Directors may designate.

He shall sign, make, and endorse in the name of the Corporation, all checks, drafts, warrants and orders for the payment of money and pay out and dispose of same and receipt therefor, under the direction of the President or the Board of Directors.



He shall exhibit at all reasonable times his books and accounts to any Director or Stockholder of the Corporation upon application at the office of the Corporation during business hours.

He shall render a statement of the condition of the finances of the Corporation at each regular meeting of the Board of Directors, and at such other times as shall be required of him, and a full financial report, at the annual meeting of the Stockholders.

He shall keep at the office of the Corporation, correct books of account of all its business and transactions and such other books of account as the Board of Directors may require.

He shall do and perform all duties appertaining to the office of Treasurer.

Section 6. The Secretary shall keep the minutes of the meetings of the Board of Directors and of the Stockholders in appropriate books.

He shall give and serve all notices of the Corporation.

He shall be custodian of the records and of the seal, and affix the latter when required.

He shall keep a register of all members and shall sign such memberships as may be prescribed by the Board of Directors.

He shall sign all certificates of stock.

He shall present to the Board of Directors at their stated meetings all communications addressed to him officially by the President or any officer or shareholder of the Corporation.

## ARTICLE VI

### INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Corporation shall indemnify every director or officer, his heirs, executors and administrators, against all loss, costs and expense, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Director or officer of the Corporation, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connec-

tion with such matters covered by the settlement as to which the Corporation is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his duty as such director or officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such director or officer may be entitled. All liability, loss, damage, costs and expense incurred or suffered by the Corporation by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Corporation as common expenses; provided, however, that nothing in this Article VI shall be deemed to obligate the Corporation to indemnify any member or owner of a unit, who is or has been a director or officer of the Corporation, with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Condominium Plan as a member or owner of a unit covered thereby.

#### ARTICLE VII

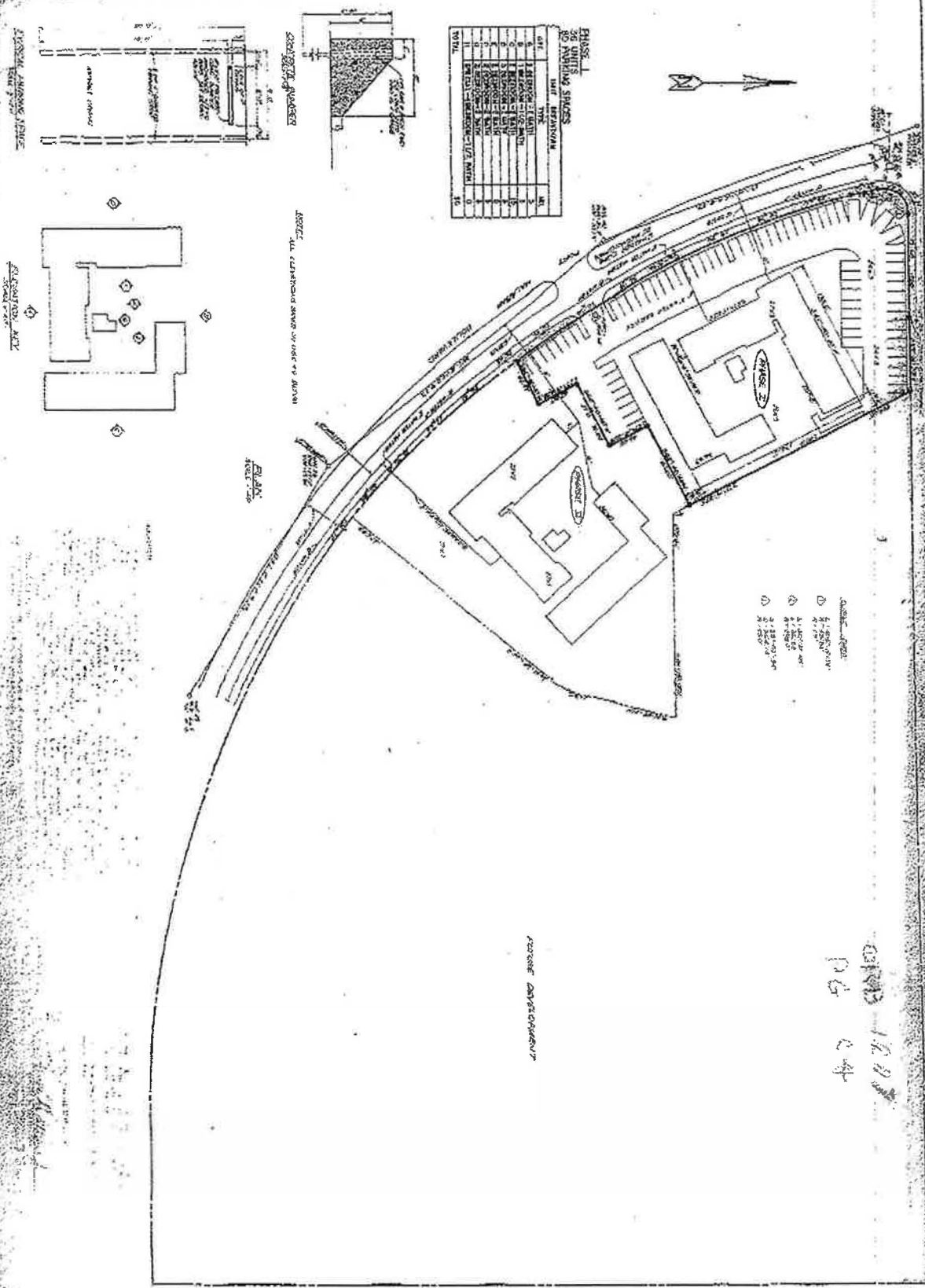
##### RULES AND REGULATIONS

The Board of Directors shall from time to time promulgate and adopt rules and regulations for the conduct of members in respect to their occupancy and use of individual units and the Common Elements. Said rules and regulations shall be consistent with the Declaration of Condominium and the purposes for which the Corporation is organized.

#### ARTICLE VIII

##### AMENDMENTS

These By-Laws may be altered or amended by a majority of the Board of Directors at any regular or special meeting of the Board. All questions of interpretation of the By-Laws shall be decided by the Board of Directors.



UNSUBMITTABLE  
FOR MICROFILM

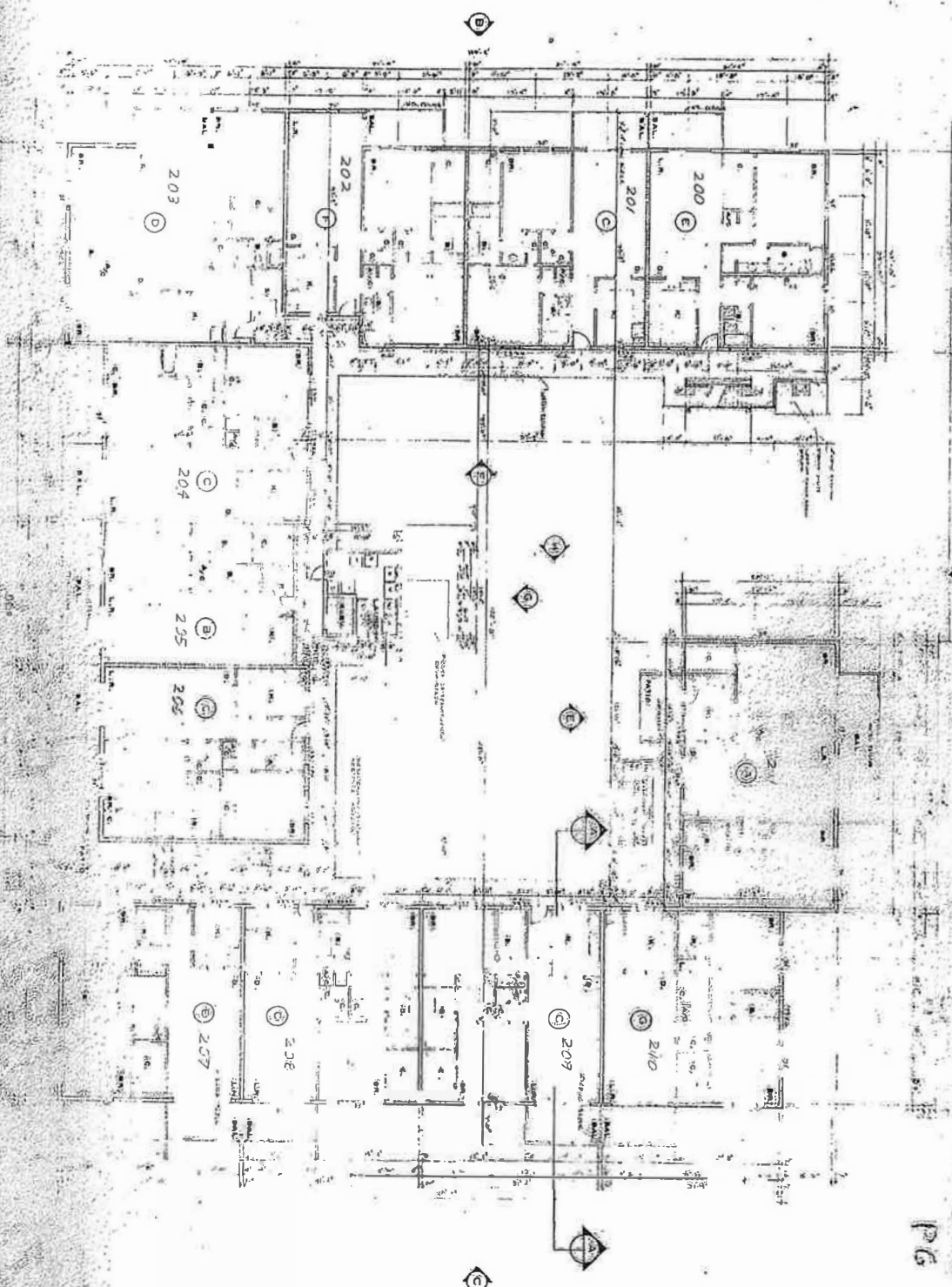


Architectural floor plan of the first floor of a building. The plan shows a central staircase and several rooms, including 100, 101, 102, 103, 104, 105, 106, and 107. The plan includes structural details, door symbols, and room numbers. The layout is symmetrical around a central vertical axis.

037  
P6



SECTION 200-207 PLAN



1277

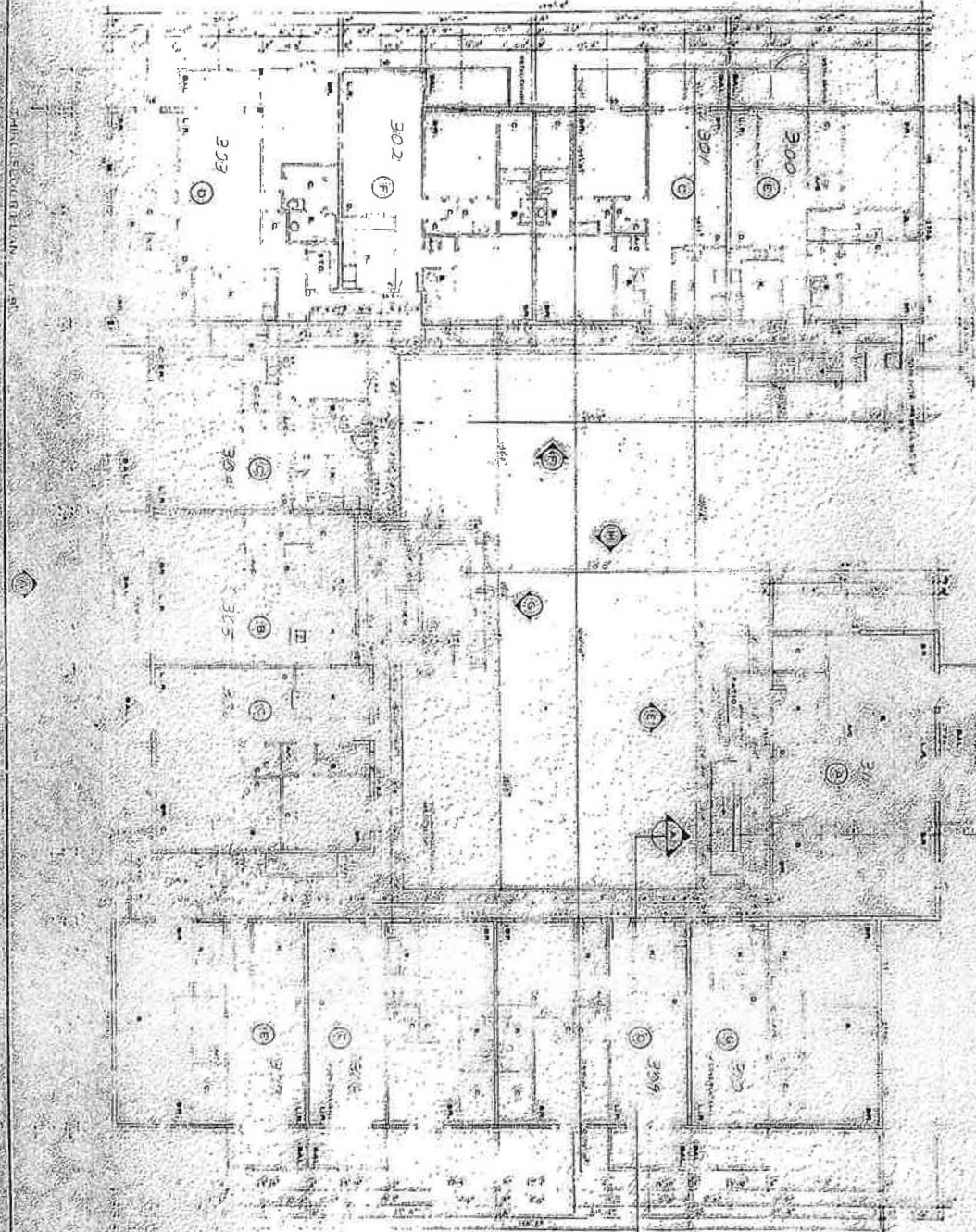
08B 1277  
PG 26

A-3

ROBERT JEROME PILEN AIA ARCHITECT  
345 S. BAYVIEW AVE. CORAL GABLES, FLORIDA

A 380 UNIT APARTMENT BUILDING COMPLEX  
FOR  
SOUTH BREVARD INVESTMENT CO., INC.

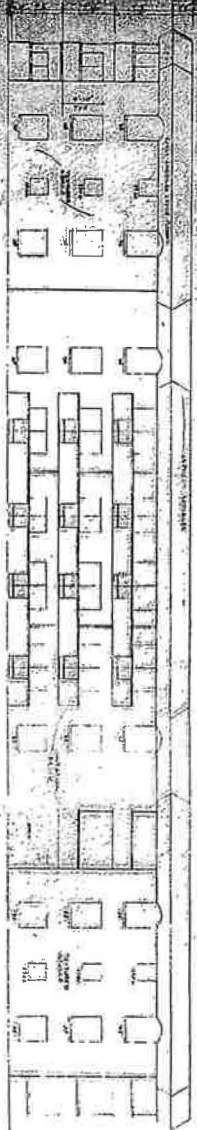
REVISIONS



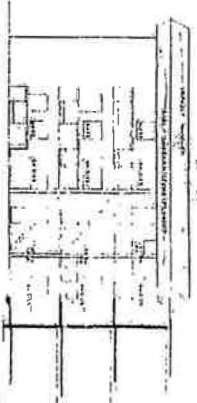
0R-13 1271  
127 27

<p><b>A-4</b></p>	<p><b>ROBERT J. JENOME, FLSA</b> 200 S. BAYVIEW AVE. MIAMI, FLORIDA 33131</p> <p><b>AIA ARCHITECT</b></p>	<p><b>A 100 UNIT APARTMENT COMPLEX</b> FOR <b>SOUTH BREVARD INVESTMENT CO., INC.</b></p>	<p><b>REVISIONS</b></p>
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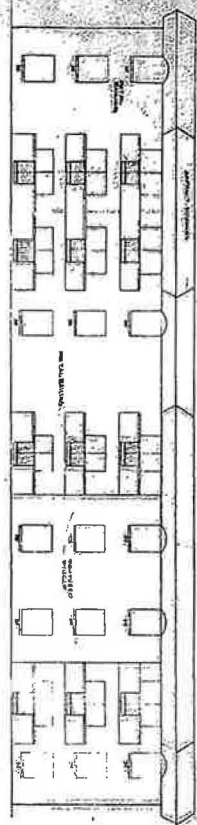




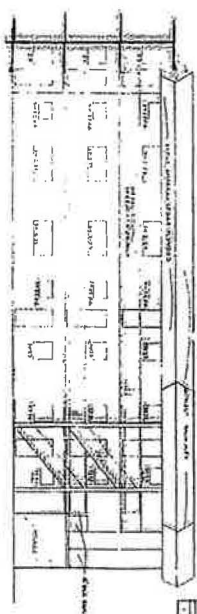
ELEVATION A



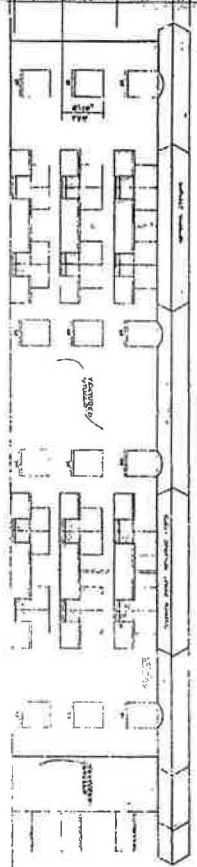
ELEVATION AE



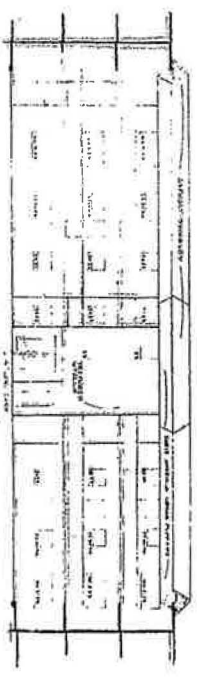
ELEVATION B



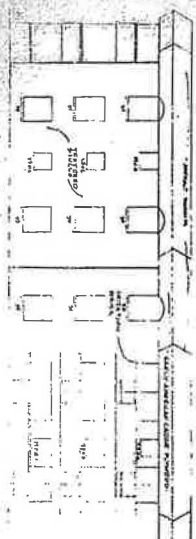
ELEVATION F



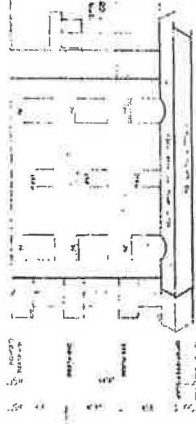
ELEVATION C



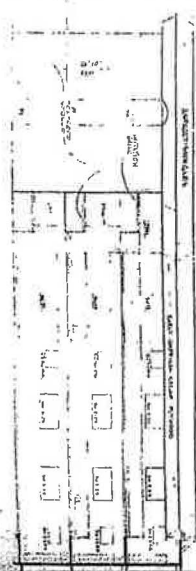
ELEVATION G



ELEVATION D



ELEVATION H



ORD 1277  
PS 28

NO.	DATE	REVISION
1	10-1-58	REVISED
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3	10-1-58	REVISED
4	10-1-58	REVISED
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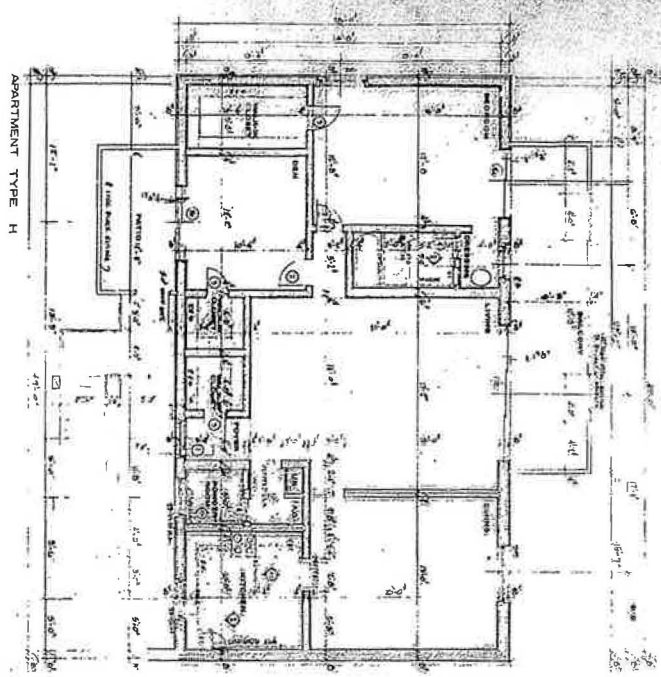
UNSUITABLE  
FOR MICROFILM

ROBERT JEROME FILER AIA ARCHITECT  
444 S. BURLINGAME AVE. SHERMAN, CALIF. 94133  
A 260 UNIT APARTMENT BUILDING COMPLEX FOR  
SOUTH BREVARD INVESTMENT CO., INC.

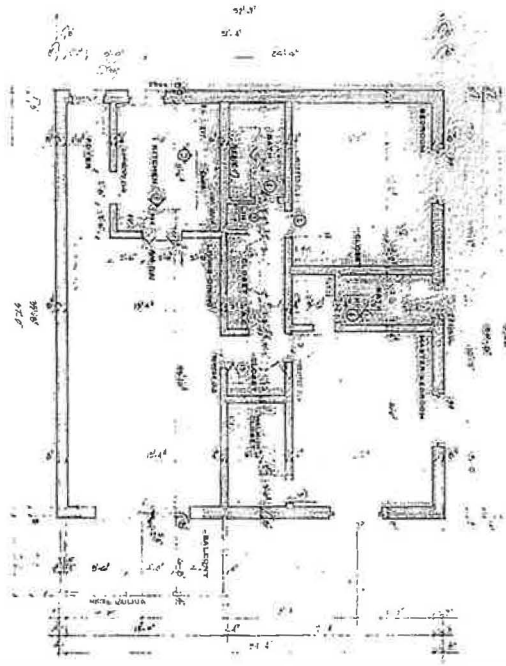
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6	10-1-58	REVISED
7	10-1-58	REVISED
8	10-1-58	REVISED
9	10-1-58	REVISED
10	10-1-58	REVISED

TYPICAL APARTMENT LAYOUT

APARTMENT TYPE H



APARTMENT TYPE G



UNUSABLE  
FOR MICROFILM

A-8

ROBERT JEROME FILER AIA ARCHITECT  
222 S. PALM AVE. CORAL GABLES, FLORIDA

A 340 UNIT APARTMENT BUILDING COMPLEX  
FOR  
SOUTH BREVARD INVESTMENT CO., INC.

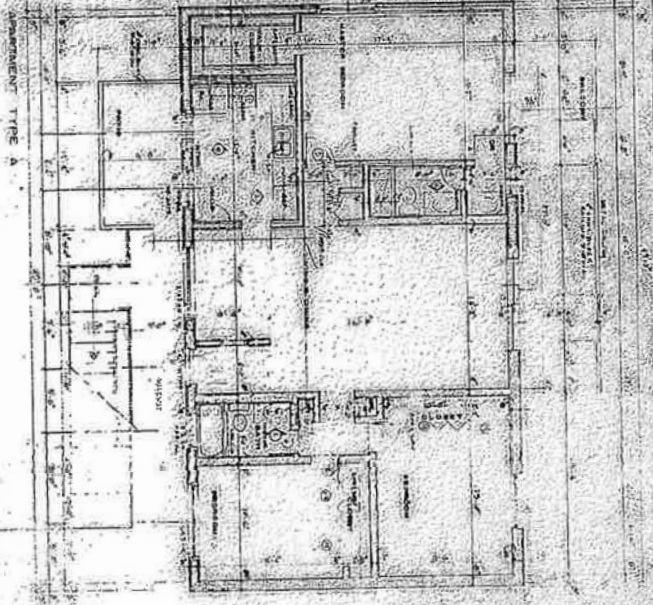
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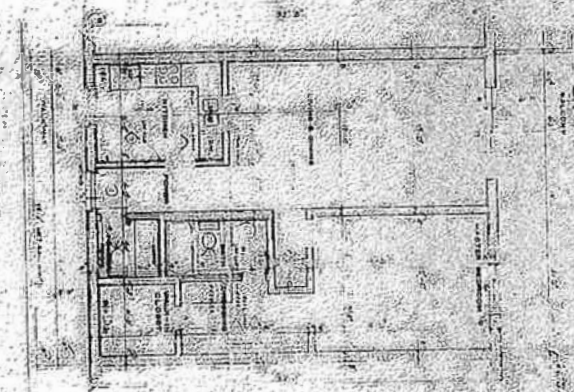


TYPICAL APARTMENT LAYOUTS 1/4"

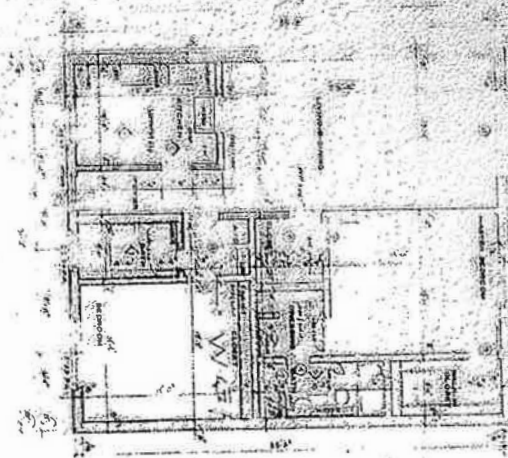
APARTMENT TYPE A



APARTMENT TYPE B



APARTMENT TYPE C



OR 1277  
P 30

UNUSABLE  
FOR MICROFILM

A-6

ROBERT JEROME FICER

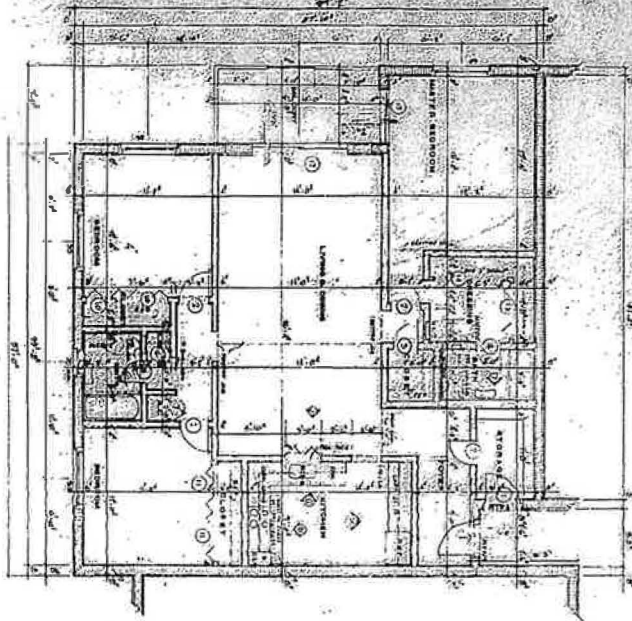
AAA ARCHITECT

A 3-6 UNIT APARTMENT BUILDING COMPLEX

FOR

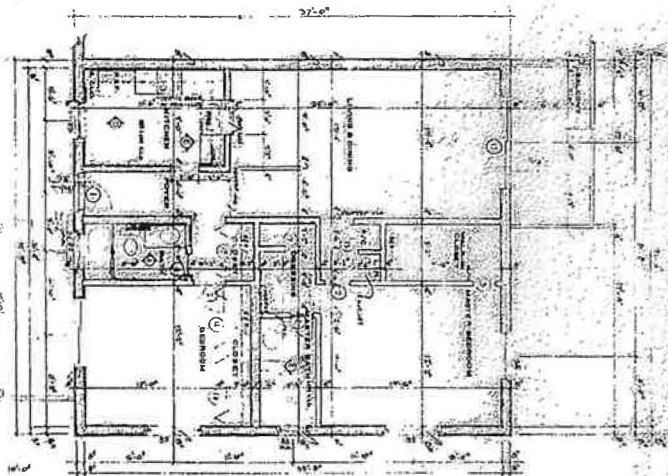
SOUTH BREVARD INVESTMENT CO., INC.

REVISIONS

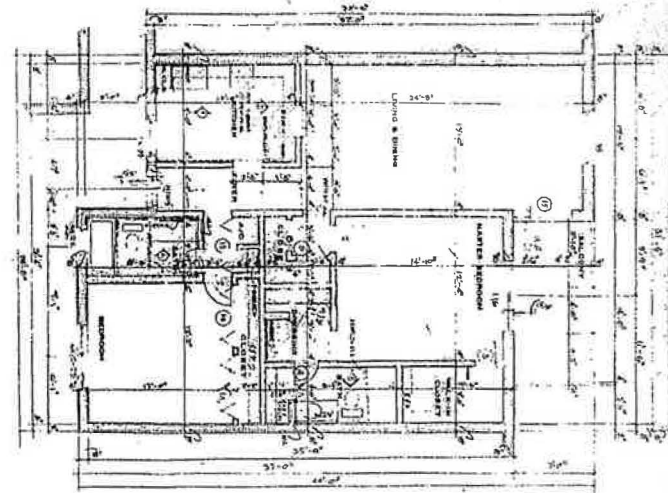


APARTMENT TYPE B

TYPICAL APARTMENT LAYOUT. 1/4"



APARTMENT TYPE E



APARTMENT TYPE F

UNSUITABLE  
FOR MICROFILM

RECORDED AND VERIFIED  
CLERK OF DISTRICT COURT  
JULY 10, 1968  
PALM BEACH COUNTY, FLA.

SIGNATURES 3 BY 1  
WITNESSES 2 BY 1  
NOTARIES 13 BY 1  
UNITED STATES 1 BY 1  
NOTARIES 13 BY 1  
UNITED STATES 1 BY 1  
NOTARIES 13 BY 1  
UNITED STATES 1 BY 1

ARTICLES OF AMENDMENT  
TO THE BY-LAWS  
OF

→ FAIRWAYS OF BREVARD ASSOCIATION #1, INC.

Pursuant to the Provisions of Chapter 607, Florida Statutes, the undersigned Corporation adopts the following Amendments to the Articles of Amendment to its BY-LAWS filed in O.R. Book 1277, Pages 14 to 23:

FIRST:

ARTICLE I.

→ SECTION 3: The address of the Corporation is 725 Port Malabar Boulevard, N.E., Palm Bay, Florida 32905.

ARTICLE III.

SECTION 2: The Annual Meeting and Election of Directors of the Corporation shall be held during the month of February, at such time and place as the Board of Directors may designate. Notice of said meeting shall be delivered or mailed by the Secretary, United States Mail, first class, to each member not less than fourteen (14) days before the date of such meeting.

ARTICLE IV.

SECTION 2: At the first election of Directors, two (2) SHALL be elected to serve a term of five years, two (2) shall be elected to serve for a term of four (4) years, and one (1) shall be elected to serve for a term of three (3) years. At the expiration of each initial term of each Director, his successor shall be elected to serve for a term of two (2) years, provided that each Director shall continue until his successor shall have been elected and qualified.

SECTION 8: By majority vote of the Board, to adjust or increase the amount of any annual assessment and monthly installments, up to a limit of 15% per annum increase over the prior year, and to levy and collect in addition thereto, special assessments in such amounts as the Board may deem proper, whenever the Board is of the opinion it is necessary so to do in order to meet increased operating or maintenance costs, or additional capital expenses, or because of emergencies; provided, however, that all such increased or special assessments shall be made or levied against such owners and the units owned by them respectively, in the same proportions or percentages as provided in the Declaration.

ARTICLE V.

SECTION 1: The Officers of the Corporation shall be a President, Vice-President, Treasurer and Secretary. The

-1-

OFF. REC.

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PAGE

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Board of Directors shall be composed of these four officers plus one elected Director.

SECTION 2: The offices of the four (4) officers and the Director shall be filled by an election during the Annual Business Meeting following the termination of their respective terms of office. Each officer and the Director shall hold his office at the pleasure of the majority of Condominium Unit Owners as expressed at all Annual, Called or Special Meetings provided such intended action has been included in the agenda of such meeting. The request for such an inclusion in the agenda shall be directed in writing to the Board of Directors and signed, as a petitioner, by at least nineteen (19) of the Owners.

SECTION 3: The President shall preside at all Annual, Called or Special Meetings and at the meetings of the Board of Directors. He shall exercise such duties as customarily pertain to the office of President and shall have general and active supervision over the property, business and affairs of the Corporation and over its several officers. He may appoint officers, agents, or employees other than those appointed by the Board of Directors. He may sign, execute and deliver in the name of the Corporation powers-of-attorney, contracts, bonds and other obligations and shall perform such other duties as may be prescribed from time to time by the Board of Directors or by the By-Laws.

SECTION 5: The Treasurer shall have the care and custody of and be responsible for all the funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such bank or banks, trust company or trust companies or safe deposit vaults as the Board of Directors may designate.

He shall sign, make and endorse in the name of the Corporation, all checks, drafts, warrants, and orders for the payment of money and pay out and dispose of same and receipt therefore, under the direction of the President or the Board of Directors. All checks shall be co-signed by another member of the Board of Directors.

He shall exhibit at all reasonable times his books and accounts to any Director or Stockholder of the Corporation upon application at the office of the Corporation during business hours.

He shall render a statement of the condition of the finances of the Corporation at each regular meeting of the Board of Directors, and at such other times as shall be required of him, and a full financial report, at the annual meeting of the Stockholders.



He shall keep at the office of the Corporation, correct books of account of all its business and transaction and such other books of account as the Board of Directors may require.

He shall do and perform all duties appertaining to the office of Treasurer.

SECTION 6: The Secretary shall keep the minutes of all meetings of the Association.

He shall give and serve all notices of the Corporation.

He shall be custodian of the records and of the seal and affix the latter when required.

He shall keep a register of all members and shall sign such memberships as may be prescribed by the Board of Directors.

He shall sign all certificates of stock.

He shall present to the Board of Directors at their stated meetings all communications addressed to him officially by the President or any officer or shareholder of the Corporation.

#### ARTICLE VIII.

These By-Laws may be amended by an affirmative vote of the majority of Unit Owners at any annual meeting or special meeting called for that purpose. All questions of interpretation of the By-Laws shall be decided by the Board of Directors.

SECOND: The amendment was adopted by the Board of Directors on the 28th day of January, 1988.

THIRD: The amendment was approved by a majority of the shareholders of the Corporation on the 18th day of February, 1988.

DATED: 2/18/88

FAIRWAYS OF BREVARD  
ASSOCIATION #1, INC.

BY:

Earl R. Anker  
President

Merrill J. Fustell  
Witness, Director

State of Fla.  
County of Brevard

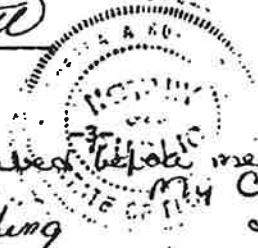
I, Earl R. Anker, do hereby certify that the foregoing is a true and correct copy of the By-Laws of the Fairways of Brevard Association #1, Inc., as amended, and that the same were adopted by the Board of Directors on the 28th day of January, 1988, and approved by a majority of the shareholders of the Corporation on the 18th day of February, 1988.

PAGE

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OFF. REC.

2938



Agreed By: ✓  
RETURN TO HARL KRISTENSEN  
725 Port Malabar Blvd. #300  
N.E. Palm Bay, FL. 32905  
# 951-0999

Landy Crawford Clerk Circuit Court  
Recorded and Verified: 1 Brevard County, FL  
# Pgs. 3  
Trust Fund 2.00  
Stamp-Dues 13.00  
Stamp-Attg  
Service Chg. Refund

ARTICLES OF AMENDMENT  
TO THE BY-LAWS  
OF

THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.  
725 PORT MALABAR BLVD., N.E., PALM BAY, FLORIDA 32905

Pursuant to the Provisions of Chapter 607, Florida Statutes,  
the undersigned Corporation adopts the following Amendments  
to its BY-LAWS filed on O.R. Book 1277, Pages 14 to 23, and  
to the Articles of Amendments in O.R. Book 2938, Page 1448.

FIRST:

ARTICLE III, MEMBERS AND ELECTIONS

Section 3: Sentence 3, Page 16. The call for a Special  
Meeting shall set forth the purpose of the meeting and notice  
thereof shall be mailed by the Secretary to each member fourteen  
(14) days prior to such meeting.

ARTICLE IV, GOVERNMENT

Section 6: page 17. Regular meetings of the board shall  
be held at least quarterly in each fiscal year. Special meetings  
may be called by the President on three (3) days written notice.  
The President shall call special meetings on the written request  
of any one (1) Director.

Meetings shall take place only after forty eight (48) hour  
notice of said meeting has been posted for the benefit of unit  
owners, except in cases of emergencies.

Board Meetings are open to members of the Association. Their  
participation is limited to the specific issues before the  
meeting. Any unit owner desiring to speak at said meeting must  
file a request in writing in advance of the meeting, stating  
the specific issue to be addressed. Each unit owner has a  
maximum of three (3) minutes to speak after being recognized  
by the Director conducting the meeting.

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Section 8: subsection 5, page 19, is amended as follows. To require fidelity bonding, as per the Associations gross annual receipts, of all officers, board members, and other individuals who control and disburse funds for the Association. Those "Persons who control and disburse funds" are the individuals authorized to sign checks and the President, Secretary, and the Treasurer of the Association. The Association assumes the responsibility for the cost of this bonding.

Section 8: subsection 8, page 19. New paragraph. It is required that Unit Owners provide keys to the Association President to allow access to the unit for emergency use only. It will be the responsibility of the unit owner if any damage occurs in obtaining access to the unit if access is not allowable by the use of a key.

Section 8: New subsection 15, Page 20. The Board of Directors shall see that all meeting notices, Annual, Special and Board shall be posted in the Laundry Room, Elevator and in the Mail Area.

#### ARTICLE V. OFFICERS

Section 2: pages 20,21, previously amended on February 18, 1988 page 1448 OFF.REC.2938, is amended as follows. The offices of the four (4) officers and the Director shall be filled by an election at the beginning of the Annual Business Meeting as per FS 718.112(2)(d) 3, following the termination of their respective terms of office. The newly elected officers and Director shall assume the duties of their elected office immediately following the Annual Meeting. Each officer and the Director shall hold his office at the pleasure of the majority of Condominium Unit Owners as expressed at the Annual, Called or Special Meetings provided such intended action has been included in the agenda of such meeting. Any member of the Board of Administration is subject to recall or removal at any time with or without cause, by a vote, or an agreement in writing, by a majority of the voting interests of the Association. 718.112(2)k, FS. A special meeting for a recall vote must be held when at least nineteen (19) of the Owners in the Association request the meeting and provide written notice to the other members of the Association.



Section 5: paragraph 2 previously amended on February 18, 1988 page 1448, OFF.REC.2938, is amended as follows. He shall sign, make and endorse in the name of the Corporation, all checks, drafts, warrants and orders for the payment of money and pay out and dispose of same and receipt therefore, under the direction of the President or The Board of Directors.

All checks shall be co-signed by either the President or Secretary of the Corporation. In the absence of the Treasurer, either the President or Secretary of the Corporation shall supervise the duties of the acting Treasurer.

SECOND: These amendments were adopted by the Board of Directors on the 7th day of January, 1993.

THIRD: These amendments were approved by a majority of the shareholders of the Corporation on the 11th day of February, 1993.

DATED: Jan 20 1993

THE FAIRWAYS OF BREVARD  
ASSOCIATION #1, INC.

BY:

*Karl Kristenson*  
President

*W. L. L. Miller*  
Witness, Director

*KARL KRISTENSON*  
725 Fort Malabar Blvd. NE.  
#300 Palm Bay Fl. 32909

*W. L. L. Miller*

*State of Florida*  
*County of Brevard*  
*I, \_\_\_\_\_, do hereby certify that*  
*22nd day of April 1993*  
*Karl Kristenson*  
*President of the Fairways of Brevard Association #1, Inc.*  
*is the duly authorized officer of said corporation.*

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NOTARY PUBLIC STATE OF FLORIDA  
My Comm. Expires: July 23, 1994  
OFFICE: 11111 N. US HWY 1, SUITE 100, PALM BEACH, FL 33480

BK3286PG1437

