

EXHIBIT "B"

BY-LAWS OF

SAVANNA MAINTENANCE ASSOCIATION INC.

*A Corporation Not for Profit
Under the Laws of the State of Florida*

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to SAVANNA MAINTENANCE ASSOCIATION, INC., a nonprofit corporation organized and existing under the laws of the State of Florida.

Section 2. "Delegate" shall mean and refer to all those Delegates as described in the Articles of Incorporation and the Declaration (as defined below).

Section 3. "Lot" shall mean and refer to a Lot as defined in the Declaration described in the Articles of Incorporation of the Association (the "Articles of Incorporation").

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, each of whom is a member of the Association.

Section 5. All other definitions from the Declaration of Covenants for Savanna (the "Declaration") described in the Articles of Incorporation are incorporated herein by this reference.

ARTICLE II

LOCATION

Section 1. Until changed, the principal office of the Association shall be located at 1205 Arvida Parkway, Weston, Florida 33327.

ARTICLE III

MEMBERSHIP

Section 1. The membership of the Association is as set forth in Article III, Section 1 of the Articles of Incorporation.

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ARTICLE IV

BOARD OF DIRECTORS

Section 1. The Directors of the Association shall be elected, or designated, as specified in the Articles of Incorporation and hereinbelow. The Directors may not be compensated by the Association for their services as such. Each Director shall have one (1) vote in all matters coming before the Board of Directors.

Section 2. The first meeting of the duly elected Board of Directors, for the purposes of organization, shall be held immediately after the annual meeting of the Delegates, provided the majority of the members of the Board of Directors elected are present. Any action taken at such meeting shall be by a majority of the whole Board of Directors. If the majority of the Directors elected shall not be present at that time, or if the Directors shall fail to elect officers, the meeting of the Board of Directors to elect officers shall then be held within thirty (30) days after the annual meeting of the Owners upon three (3) days notice in writing to each member of the Board of Directors elected, stating the time, place and object of such meeting.

Section 3. Regular meetings of the Board of Directors may be held at any place or places within Broward County, Florida, on such days and at such hours as the Board of Directors may, by resolution, designate.

Section 4. No notice shall be required to be given to any Director of any regular meeting of the Board of Directors.

Section 5. Special meetings of the Board of Directors may be called at any time by the President or by any two (2) members of the Board of Directors and may be held any place or places within Broward County, Florida, and at any time.

Section 6. Notice of each special meeting of the Board of Directors, stating the time, place and purpose or purposes thereof, shall be given by or on behalf of the President or by or on behalf of the Secretary or by or on behalf of any two (2) members of the Board of Directors to each member of the Board of Directors not less than three (3) days by mail, or one (1) day by telephone or telegraph, prior to the meeting. Special meetings of the Directors may also be held at any place and time without notice by unanimous waiver of notice by all the Directors, or the Board of Directors may also take action without a meeting by written instrument signed by all the Directors.

Section 7. All meetings of the Board of Directors shall be open to Owners, except for meetings between the Board of Directors and its attorneys with respect to proposed or pending litigation or where the contents of the discussion would otherwise be governed by the attorney-client privilege. Notices of all Board of Directors meetings shall be posted in a conspicuous place with The Properties (at a location(s) determined by the Board of Directors) at least forty-eight (48) hours in advance of a meeting, except in an emergency. In the alternative, notice of each Board of Directors meeting may be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency or the Board of Directors may publish a schedule of regular Board of Directors meetings.

No Assessments shall be levied by the Board of Directors unless notice of the applicable meeting contains a statement that Assessments will be considered and the nature of the Assessments. Directors may not vote by proxy or by secret ballot at Board of Directors meetings, except the secret ballots may be used in the election of officers. This paragraph shall also apply to the meetings of any committee or other similar body, including the Architectural Review Board.

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ARTICLE V

OFFICERS

Section 1. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board of Directors.

Section 2. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Owners of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform all such duties as are properly required of him by the Board of Directors. The Board of Directors shall elect at least one (1) Vice President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President, any Vice President shall perform the duties and exercise the powers of the President. The Secretary shall issue notices of all meetings of the membership of the Association and the Directors where notices of such meetings are required by law or in these By-Laws. He shall keep the minutes of the meetings of the membership and of the Board of Directors. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require his signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors.

Section 3. Vacancies in any office arising from any cause may be filled by the Board of Directors at any regular or special meeting.

ARTICLE VI

MEETINGS OF DELEGATES

Section 1. The regular annual meeting of the Delegates shall be held once each year on such date and at such time and place as shall be determined by the Board of Directors, provided that an annual meeting shall be held within thirteen (13) months of the prior one.

Section 2. Special meetings of the Delegates for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, or by any two (2) or more members of the Board of Directors, or upon written request of the Delegates who have a right to vote forty

percent (40%) of all the votes of the entire membership. Business conducted at a special meeting shall be limited to that stated in the notice thereof.

Section 3. Notice may be given to the Delegates either personally, or by sending a copy of the notice through the mail, postage thereon fully paid, to his address appearing on the records of the corporation. Each Delegate shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed or personally delivered at least six (6) days in advance of the meeting (unless a different length of time is provided for elsewhere in these By-Laws, the Articles of Incorporation or the Declaration) and shall set forth the general nature of the business to be transacted, 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 therein provided. Notices of meetings shall describe the business to be conducted at the meeting as required by law.

Notice of specific meetings may be waived before or after the meeting and the attendance of any Delegate shall constitute such Delegate's waiver of notice of such meeting, except when his attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

Section 4. The presence in person or by proxy at the meeting of the Delegates entitled to cast a majority of the votes of the membership shall constitute a quorum for any action governed by these By-Laws, provided that the persons in attendance at a meeting at which a quorum has not been attained may vote to adjourn the meeting until a time at which a quorum can be reached.

Section 5. Meetings of both the Delegates and of the Board of Directors shall be governed by Roberts Rules of Order (latest edition) to the extent not inconsistent with these By-Laws, the Articles of Incorporation or the Declaration; provided that non-material violations of Roberts Rules of Order shall not affect the validity of an otherwise effective action taken at the meeting.

Section 6. Whenever these By-Laws or the Articles of Incorporation or Declaration require or permit a meeting of the Owners in a District, such meeting shall be conducted in the fullest possible compliance with the Articles of Incorporation and these By-Laws (with an officer of the Association to chair and certify any results of the meeting and the Owners in the District to act and vote as do Delegates hereunder). Notwithstanding the foregoing, any provisions of the Declaration, Articles of Incorporation of these By-Laws which specifically address meetings of a District's Owners shall supersede and control over the foregoing general procedures.

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ARTICLE VII

DISTRICT AND OTHER COMMITTEES

In addition to any general committees of the Association, the Board of Directors may elect to create from time to time a District Committee consisting of one (1) member elected by and for the Class A Owners in each Neighborhood. The members of such District Committee shall initially be elected by the Class A Owners in the Neighborhoods within the District when and as the Board of Directors determines that there is a sufficient number of Class A Owners in the District to justify the creation of the District Committee, except as provided otherwise in the Declaration as to condominiums, cooperatives, apartments and commercial property. This initial meeting of the Class A Owners in a Neighborhood for such purpose shall be chaired by an officer of the Association and generally conducted as provided in Article VI, Section 7, above. The persons elected shall serve one (1) year terms (but may succeed themselves) or until their successors are duly elected and have qualified. In the event a committee member resigns, or otherwise ceases to serve as such, prior to the expiration of his term, the remaining members shall elect a replacement member for the remaining portion of the unexpired term.

A District Committee shall have no power or authority in its own right, other than to elect a Delegate, but may act in an advisory capacity or perform such other functions as may be assigned to it by the Board of Directors.

The Board of Directors may also appoint an Architectural Review Board when and as provided in the Declaration.

The notice and open meeting requirement set forth in Article IV shall apply to meetings of committees.

ARTICLE VIII

BOOKS AND PAPERS; FINANCIAL MATTERS

Section 1. The books, records, financial statements and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any Member of the Association. The types of documents and records, as well as the timing and rights of inspection thereof, shall be as provided by Chapter 617, Florida Statutes.

Section 2. The fiscal year of the Association shall be the calendar year, the operating budget therefor to be adopted at least sixty (60) days prior to the commencement thereof (provided that the failure to do so shall not impair the validity or enforceability of the assessments to be levied thereunder). The budget, or notice of the availability thereof, shall be given to the Owners as provided by law.

Section 3. At least twenty (20) days prior to the effective date of any change in the amount of assessments, the Association shall send written notice of the new assessment amount and the due date(s) thereof to each Member.

Section 4. Within sixty (60) days after the end of the Association's fiscal year, the Association shall prepare, or cause to be prepared, financial statements for the Association showing its actual receipts and expenditures for the previous twelve (12) months in the classifications provided in the budget for such period. Such statements need not be audited or reviewed by a Certified Public Accountant. Such financial statements, or notice of the availability thereof, shall be given to the Owners as provided by law.

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ARTICLE IX

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the Delegates, by a majority of the votes available to be cast by the Delegates in attendance provided that the notice to the Delegates of the meeting discloses the information that the amendment of the By-Laws is to be considered, provided, however, the provisions which are governed by the Articles of Incorporation may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matters stated herein to be or which are in fact governed by the Declaration referred to herein may not be amended except as provided in such Declaration. Anything to the contrary herein notwithstanding, the Developer shall have the absolute right to amend these By-Laws without the consent of the Owners, Delegates or the Board of Directors as long as the Developer owns any Lot.

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

WE HEREBY CERTIFY that the foregoing By-Laws of the above-named corporation were duly adopted by the Board of Directors of the Association on the _____ day of _____, 1999.

Laura Sanchez, President

Leslie Snavelly, Vice President

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EXHIBIT "C"

Initial portions of the Common Areas

Tracts S, 1, 2, 3, 4, 5, 6, 7, 8 and Parcels 2, 2A, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of SECTOR 2-PARCELS 1, 2, 3, 4, 5, 6, 7 & 8, according to the Plat thereof recorded in Plat Book 166, Page 29 of the Public Records of Broward County, Florida.

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EXHIBIT "D"

Initial portion of The Properties

All of SECTOR 2 - PARCELS 1, 2, 3, 4, 5, 6, 7 & 8, according to the Plat thereof recorded in Plat Book 166, Page 29 of the Public Records of Broward County, Florida LESS AND EXCEPT Parcel 1, Tract R and Tract L-1 thereof.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

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