

BY-LAWS

OF

SABAL CHASE HOMEOWNERS' 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 the SABAL CHASE HOMEOWNERS' ASSOCIATION, INC., a non-profit corporation organized and existing under the laws of the State of Florida.

Section 2. The "Properties" shall mean and refer to

all of the lots that may be platted and all dwelling units, condominium or otherwise, that may be declared within the NW $\frac{1}{4}$  of Section 7, Township 55 South, Range 40 East, Dade County, Florida.

Section 3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot or unit.

Section 4. "Member" shall mean and refer to all those owners who are members of the Association as provided in Article III, Section 1, of the Articles of Incorporation of the Association.

ARTICLE II

LOCATION

Section 1. The principal office of the Association shall be located at the recreational building to be constructed on Tract P of Sabal Chase Section One, according to the plat thereof as recorded in Plat Book 100, Page 23, Dade County Public Records.

ARTICLE III

MEMBERSHIP

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

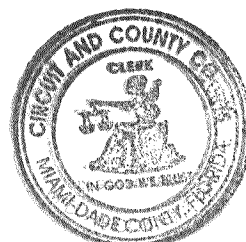
Section 2. The rights of membership are subject to the payment of annual and special assessments levied by the Association, the obligation of which assessment is imposed against each Owner of, and becomes a lien upon, the Properties against which such assessments are made as provided by Article V of the Homeowners' Association Covenants to which the Properties are subject, which is dated February 26, 1975, and was recorded February 27, 1975, in Official Records Book 8919, Page 835, Public Records of Dade County, Florida.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. The directors of the Association shall be elected at the annual meeting of the members as specified in the Articles of Incorporation. The election shall be decided by majority vote.

Section 2. Any director may be removed from office at any time with or without cause by the affirmative majority vote of the Association membership, except that the directors elected by the Class B member may be removed only by the Class B member and



except that the directors named in the Articles of Incorporation may not be removed until the expiration of their terms.

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

Section 4. Regular meetings of the Board of Directors may be held at any place or places within Dade County, Florida, on such days and at such hours as the Board of Directors may, by resolution, appoint.

Section 5. No notice shall be required to be given of any regular meeting of the Board of Directors.

Section 6. Special meetings of the Board of Directors may be called at any time by the President or by any two members of the Board and may be held any place or places within Dade County, Florida, and at any time.

Section 7. 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 members of the Board to each member of the Board not less than three days by mail or one day by telephone or telegraph. Special meetings of the Board may also be held at any place and time without notice by unanimous waiver of notice by all the directors.

#### ARTICLE V

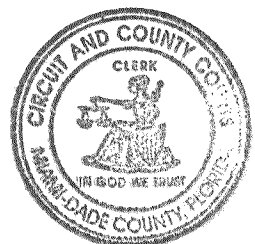
##### OFFICERS

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.

Section 2. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the members 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 one 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, the 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.

Section 3. 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 4. 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 MEMBERS

Section 1. The regular annual meeting of the members shall be held on the second Thursday of the month of February in each year beginning in 1976 at such time and place as shall be determined by the Board of Directors..

Section 2. Special meetings of the members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, or by any two or more members of the Board of Directors, or upon written request of the members who have a right to vote one-fourth of all the votes of the entire membership, or who have a right to vote one-fourth of the votes of the Class A Membership.

Section 3. Notice may be given to the member 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 member 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 days in advance of the meeting 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.

Section 4. The presence at the meeting of members entitled to cast 15% of the votes shall constitute a quorum for any action governed by these By-Laws.

ARTICLE VII

BOOKS AND PAPERS

Section 1. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any member of the Association.

ARTICLE VIII

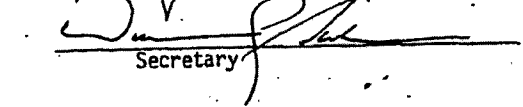
AMENDMENTS

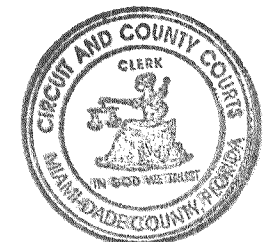
Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of members present in person or by proxy (but no individual may vote more than five votes by proxy), provided that the notice to the members of the meeting disclosed the information that the amendment of the By-Laws was to be considered; provided, however, the provisions which are governed by the Articles of Incorporation of this Association 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 Homeowners' Association Covenants referred to herein may not be amended except as provided in such covenants.

Section 2. In case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between said Homeowners' Association Covenants and these By-Laws, the said Homeowners' Association Covenants shall control.

\* \* \* \* \*

WE HEREBY CERTIFY that the foregoing By-Laws of the above-named corporation were duly adopted by the Board of Directors of said Association in a meeting held for such purpose on the 6th day of March, 1975.

  
President  
  
Secretary



STATE OF FLORIDA, }  
COUNTY OF DADE } SS:

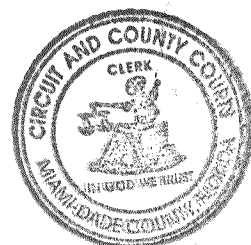
The foregoing instrument was acknowledged before me this 6th day of March, 1975, by SANFORD B. MIOT and WILLIAM G. BUSKER, President and Secretary, respectively, of SABAL CHASE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation.

*Mark Shaper*  
Notary Public  
State of Florida at Large

My Commission Expires:



NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 31 1975  
BONDED THRU GENERAL INSURANCE UNDERWRITERS



# STATE OF FLORIDA

DEPARTMENT OF STATE



I certify that the following is a true and correct copy of

## CERTIFICATE OF INCORPORATION

OF

SABAL CHASE HOMEOWNERS' ASSOCIATION, INC.

filed in this office on the 6th day of March,

1975

Charter Number: 7-32,059

GIVEN under my hand and the Great

Seal of the State of Florida, at

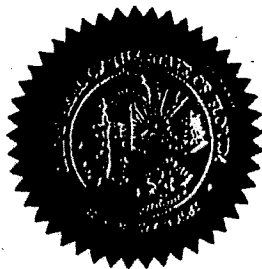
Tallahassee, the Capital, this the

7th day of March,

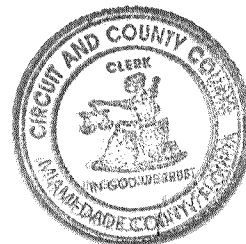
1975

*Bruce A. Smith*

SECRETARY OF STATE



Corp. 94  
Revised 1-20-71



OFF REC 10709 PG 630

AMENDMENT TO BY-LAWS  
OF  
SABAL CHASE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the By-Laws of Sabal Chase Homeowners Association, Inc., were duly recorded in Official Records Book 8936 at Page 991 of the Public Records of Dade County, Florida; and

WHEREAS, at a duly called meeting of the membership of the Association held on February 7, 1980, at which a quorum was present, the aforesaid By-Laws were amended pursuant to the requirements for amendment as set forth therein.

NOW, THEREFORE, the undersigned hereby certifies that the Amendment to the By-Laws as set out below is a true and correct copy of the Amendment as passed by the members of Sabal Chase Homeowners Association, Inc.

A. AMENDMENT TO BY-LAWS

(Deletions shown by "----", additions by underlining)

1. Article VI, Section 4 of the By-Laws is amended as follows:

Section 4. The presence, in person or by proxy (not to exceed five proxies per residence), at the meeting of members entitled to cast 15% of the votes shall constitute a quorum for any action governed by these By-Laws.

WITNESS my signature hereto this 28<sup>th</sup> day of March, 1980, at Miami, Dade County, Florida.

ATTEST:

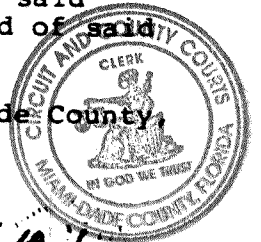
[Signature]  
President

[Signature]  
Secretary of SABAL CHASE  
HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA )  
COUNTY OF DADE ) SS:

I HEREBY CERTIFY on this day before me personally appeared Jeffrey L. Burns and Patrick DeGross, President and Secretary respectively, of SABAL CHASE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the persons who signed the foregoing Certificatio of Amendments to the Declarations of Condominium of SABAL CHASE HOMEOWNERS ASSOCIATION, INC., and they severally acknowledged the execution thereto to be their free act and deed as such officers for the uses and purposes therein mentioned, and that affixed thereto is the official seal of said Corporation and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at Miami, Dade County, Florida this 28<sup>th</sup> day of March, 1980.



NOTARY PUBLIC  
RICHARD P. BRINKER  
CLERK CIRCUIT COURT

[Signature]  
NOTARY PUBLIC  
State of Florida at Large

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES 1/1/84  
JOSEPH J. GIBSON, JR., UPRATING



AMENDMENTS TO BY-LAWS AND  
ARTICLES OF INCORPORATION  
OF SABAL CHASE HOMEOWNERS  
ASSOCIATION, INC.

WHEREAS, the By-Laws of Sabal Chase Homeowners Association, Inc. were duly recorded in Official Records Book 8936 at Page 991 of the Public Records of Dade County, Florida, and

WHEREAS, the Articles of Incorporation of Sabal Chase Homeowners Association, Inc. were duly filed with the Secretary of State on March 6, 1975 and recorded in Official Records Book 8926 at Page 995 of the Public Records of Dade county, Florida, and

WHEREAS, at a duly called meeting of the membership of the Association held on September 5, 1979 at which a quorum was present, the aforesaid By-Laws and Articles of Incorporation were amended pursuant to the requirements for amendment as set forth therein.

NOW, THEREFORE, the undersigned hereby certifies that the Amendments to the By-Laws and Articles of Incorporation as set out below are a true and correct copy of the Amendments as passed by the members of Sabal Chase Homeowners Association, Inc.

A. AMENDMENTS TO BY-LAWS

(Deletions shown by "----", additions by underlining)

1. Article II, Section 1. Location.

Section 1. The principal office of the Association shall be located at the recreational building ~~to be~~ constructed on Tract P of Sabal Chase Section One, according to the plat thereof as recorded in Plat Book 100, Page 23, Dade County Public Records, or wherever established by the Board.

2. Article IV, Board of Directors.

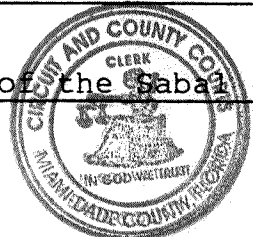
~~Section 1. The directors of the Association shall be elected at the annual meeting of the members as specified in the Articles of Incorporation. The election shall be decided by majority vote.~~

~~Section 2. Any director may be removed from office at any time with or without cause by the affirmative majority vote of the Association membership, except that the directors elected by the Class B member may be removed only by the Class B member and except that the directors named in the Articles of Incorporation may not be removed until the expiration of their terms.~~

Section 1. The directors of the Association shall be members of the Association, as set forth in Article III, Section 1, of the Articles of Incorporation, except that all directors shall be resident members.

Section 2. The Board of Directors of the Association shall consist of a total of eight (8) resident members, six (6) of whom shall also be members of the sub-associations described below and two (2) of whom shall not be members of any sub-association, all as follows:

a. Two (2) directors shall be members of the Sabal Chase Townhome Association, Inc.;



b. Two (2) directors shall be members of the Sabal Chase Condominium Association (I), Inc.;

c. Two (2) directors shall be members of the Sabal Chase Condominium Association (II), Inc.;

d. Two (2) directors shall be members of the single family home sections of Sabal Chase.

Section 3. Of the two directors elected from each of the three sub-associations above, one director shall also be a member of the Board of Directors of such sub-association and the other director elected shall be a member at large of such sub-association. Accordingly, the Board of Directors is authorized to promulgate sample ballots to be distributed to each of the members to insure proper voting.

Section 4. All of the directors of the Association shall be elected at the annual meeting of the members as specified in the Articles of Incorporation. The election shall be decided by vote in accordance with the ballot to be promulgated as provided in Section 3 above.

Section 5. Any director may be removed from office at any time with or without cause by the affirmative majority vote of the homeowners electing that director.

Section 3-6. The first meeting of the duly elected Board of Directors, for the purpose of organization, shall be held immediately after the annual meeting of members, provided the majority of the members of the Board elected be present. Any action taken at such meeting shall be by a majority of the whole Board. If the majority of the members of the Board elected shall not be present at that time, or if the directors shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty days after the annual meeting of members upon three days' notice in writing to each member of the Board elected, stating the time, place and object of such meeting.

Section 4-7. Regular meeting of the Board of Directors may be held at any place or places within Dade County, Florida, on such days and at such hours as the Board of Directors may, by resolution, appoint.

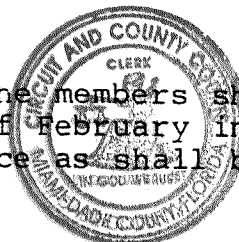
Section 5-8. No notice shall be required to be given of any regular meeting of the Board of Directors.

Section 6-9. Special meeting of the Board of Directors may be called at any time by the President or by any two members of the Board and may be held any place or places within Dade County, Florida, and at any time.

Section 7-10. 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 members of the Board to each member of the Board not less than three days by mail or one day by telephone or telegraph. Special meetings of the Board may also be held at any place and time without notice by unanimous waiver of notice by all the directors.

3. Article VI, Meetings of Members.

Section 1. The regular annual meeting of the members shall be held in ~~on the second Thursday of~~ the month of February in each year beginning in 1976 at such time and place as shall be determined by the Board of Directors.



Section 2. Special meeting of the members for any purpose may be called at any time by ~~the President, the Vice-President, the Secretary or Treasurer, or by any two or more members of a~~ majority of the Board of Directors, or upon written request of the members who have a right to vote one-fourth of all the votes of the entire membership, or who have a right to vote one-fourth of the votes of the Class A membership.

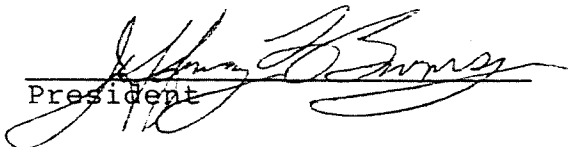
Section 3. Notice may be given to the members either personally, or by sending a copy of the notice through the mail, postage thereon fully paid, to his address appearing on the records of the corporation. Each member shall register his address with the Secretary, and notices of meeting shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed or personally delivered at least ~~six~~ fifteen days in advance of the meeting 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.

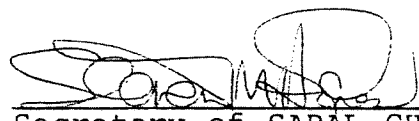
B. AMENDMENTS TO ARTICLES OF INCORPORATION.

See attached copy of Certificate of Amendment to Articles of Incorporation as filed with the Secretary of State on April 25, 1980.

WITNESS my signature hereto this 27 day of February, 1980 at Miami, Dade County, Florida.

ATTEST:

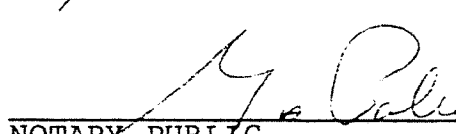
  
President

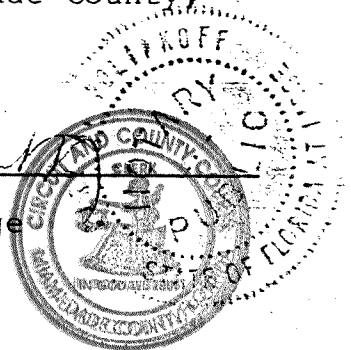
  
Secretary of SABAL CHASE HOMEOWNERS  
ASSOCIATION, INC.

STATE OF FLORIDA     )  
                                  ) SS:  
COUNTY OF DADE     )

I HEREBY CERTIFY on this day before me personally appeared \_\_\_\_\_ and \_\_\_\_\_, President and Secretary respectively, of SABAL CHASE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the persons who signed the foregoing Certificatio of Amendments to the Declarations of Condominium of SABAL CHASE HOMEOWNERS ASSOCIATION, INC., and they severally acknowledged the execution thereto to be their free act and deed as such officers for the uses and purposes therein mentioned, and that affixed thereto is the official seal of said Corporation and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at Miami, Dade County, Florida this 2 day of February, 1980.

  
NOTARY PUBLIC  
State of Florida at Large



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JAN. 24 1983  
BONDED THRU GENERAL INS UNDERWRITERS

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD VERIFIED  
RICHARD P. BRUNNER,  
CLERK CIRCUIT COURT