

Stoney Creek Crossing Owners Association, Inc.

Bylaws

The following shall be known as the bylaws of the Stoney Creek Crossing Owners Association, Inc. The bylaws are the rules of self government of the Stoney Creek Crossing Owners Association, Inc.. These bylaws are the set of rules by which Stoney Creek Crossing Owners Association, Inc. operates on a daily basis, votes, and settles disputes that may arise from time to time, and they are binding on all those members associated with Stoney Creek Crossing Owners Association, Inc. If the bylaws are found to be inconsistent with the Florida State law, the Florida State law will override.

Article One

Name

The Name of this organization shall be Stoney Creek Crossing Owners Association, Inc., a non-profit organization, hereafter referred to as the Association.

Article Two

Purpose

The purpose of the Association is to seek to improve the quality of life in its defined area in the matter of land use, environmental protection, public services, consumer protection, preservation of the historic and unique character of the community; to provide support in other matters of area concern and to promote and participate in the civic life of the City and County.

Article Three

Objectives

The objectives of this Association are:

1. Represent and advance the economic interests of the members.
2. Keeping all members informed of issues vital to the members of the Association by appropriate communications and meetings.
3. Establish standing and ad-hoc committees to investigate and to make recommendations to the Association members on all matters Association concern.
4. Seek the improvement of the environment and dwellings by members.
5. Establish mutual protection and safety for the members.
6. Facilitate the education of members regarding available covenants compliance relating to home ownership, zoning, rights, etc...
7. Work toward development, preservation and management of natural green spaces, parks, trees, and landscaping and land use management.

8. Develop and monitor an Association plan, including an inventory of land uses and facilities.

Article Four
Boundaries

The boundaries of this Association shall include:

The real property which is, and shall be, held, transferred, sold, conveyed, and occupied is located in Leon County, Florida and is particularly described in the attached Exhibit "A".

Article Five
Membership

Section 1 – Eligibility

- a. Each owner/s of a lot lying within the boundaries of the Association shall upon acquisition of legal title to such lot, become a member of the Association and shall retain such membership until such time as he/she/they shall no longer own a lot within the boundaries of the Association, at which time his/her/their membership in the Association shall terminate.
- b. All Lot Owners shall be entitled to one (1) vote for each lot owned. When there shall exist multiple ownership in a given Lot, all such persons shall be members and the vote from such Lot shall be exercised as they may determine among themselves. In no event shall no more than one (1) vote be cast with respect to any LOT.

Section 2 – Annual Assessment

- a. The Annual Assessment shall be paid at the beginning of each fiscal year (January 1) according to the following schedule:

Annual Maximum Assessment – As of January 1, 2006, \$80.00 per Lot shall be assessed. From this point forward, the Maximum Annual Assessment may be increased by more than 10% only by the vote or written approval of at least 51% (65) of the votes entitled to be cast of Lot owners in good standing with the Association. This maximum Assessment shall include all Association Landscaping costs.

Section 3 – Special Assessments

Special Assessments – In addition to Annual Assessments authorized above, the Association may levy by the vote or approval of at least 60% of the votes entitled to be cast of Lot owners in good standing with the Association. in any year a special assessment applicable to that year only for the purpose of defraying in

whole or part the cost of any construction, reconstruction, repair or replacement of any area of improvement which is the responsibility of the Association, including improvements, real or personal property related thereto.

Section 4 – Collection of Assessments

Annual Assessments shall be due and payable on the First of January commencing January 1, 2006 and shall be delinquent if not paid by the 15th day of February each year. Special Assessments shall be due and payable in accordance with such dates and term as set by the Association Board of Directors.

The Association shall be entitled to collect from delinquent owners all legal costs, including a reasonable attorney's fee, incurred by the Association with or incident to the collection of such assessment and/or service charges or fees in connection with the enforcement of the lien resulting there from.

In order to defray the cost of bookkeeping, billing and related expenses, all assessments not paid within fifteen (15) days after the due date, may, upon the decision of the Board of Directors of the Association, bear a service charge of five percent (5%) of the past due amount.

Article Six Voting

Section 1

A quorum shall be necessary at all General Membership and Board of Directors Meetings. A quorum shall be constituted with a minimum of 30% of the voting members present.

Section 2

An affirmative vote of more than 50% of the voting members present and voting shall be binding on the Association.

Article 7 Officers

Section 1 – Executive Officers

The officers of the Association shall be elected annually from the voting membership and shall be a president, vice-president, secretary, treasurer and member-at-large. These elected officers shall be members of the Executive Committee.

Section 2 – Elections

Officers shall be nominated for one-year terms prior to the annual meeting that is held on or about the first Wednesday of April. Elections shall be by written secret ballot and shall be counted by the Executive Committee and announced as the first order of business at the Annual meeting. Officers-elect shall be installed immediately thereafter.

Section 3 – Nominations

Nominations for officers may come from the general membership or from the Executive Committee, and must be received by the Executive Committee no later than March 1st, at which time the Executive Board will prepare ballots with the slate of nominees for the voting membership. The ballots shall be in the hands of the Executive Committee for counting at least two days prior to the Annual Meeting.

Section 4 – Duties of Officers

The President

The President shall preside at all meetings of the Executive Committee and the Association and shall be an ex-officio member of all committees. The President shall be empowered to speak on behalf of the Association consistent with the objectives and prior resolutions of the Association. Such statements shall be submitted to the members at the next regular meeting of the voting members of the Association.

The Vice-President

The Vice-President shall fulfill the duties of the President in the President's absence, and shall serve as parliamentarian of the Association.

The Secretary

The Secretary shall be responsible for keeping an accurate written record of all business transactions of the Association, including minutes of all Board of Directors and General Membership Meetings, and for all outside correspondence of the Association.

The Treasurer

The Treasurer shall be responsible for monitoring the Association's monies, shall keep an accurate record of receipts and expenditures, shall cosign all checks over \$250.00 drawn on the account of the Association, shall report at each meeting of

the Board of Directors and voting members on the account balances and the number of paid and unpaid voting members.

The Member-at-Large

The Member-at Large shall become the Association's Delegate to any group that the Association joins and assume such other duties as assigned by the Executive Committee.

Section 5 – Removal from Office

Any officer may be removed from office by two-thirds of the voting members of the Association present and voting providing that notice has been furnished by mail at least two weeks prior to the meeting.

Section 6 – Replacement of Officers

When necessary, vacant offices may be filled at any meeting by the Executive Committee for the unexpired portion of the term.

Article Eight Meetings and Organization

Section 1 – Regular Meetings

Meetings of the Voting membership shall be held semi-annually as set by the Executive Committee.

Section 2 – Special Meetings

Special meetings may called by the Executive Committee. A Special Meeting may also be called by a petition signed by 30% of the voting membership or by the Association President.

Section 3 – Fiscal Year

The fiscal year of the Association shall run from January 1 to December 31.

Article Nine Committees

Section 1 – Executive Powers

The Executive Committee shall transact all necessary business in the intervals between regular meetings and such business as may be referred to it by the

Association, and shall appoint all committees and approve all work of such committees.

Section 2 – Executive Committee

The Executive Committee shall consist of all officers and all chair persons of standing committees.

The President serves as presiding officer. This committee shall conduct all business of the Association as required, and shall meet upon the call of the President or upon call of three committee members. Meetings of the Executive Committee shall be open to all interested parties.

Section 3 – Standing Committees

Architectural Control Committee

The Architectural Control Committee shall perform all duties as described in Article Fifteen of the Declaration of Covenants, Conditions, Restrictions, and easements for Stoney Creek Crossing, a subdivision as per map or plat thereof to be recorded in the Plat Book records of the Public Records of Leon County, Florida date January 23, 2003.

Landscape Committee

The Landscape Committee shall be responsible for the maintenance and beautification of the restricted, common area or areas in compliance with all requirements of the recorded plat of the Subdivision and all governmental entities with jurisdiction over such area or areas.

Communications Committee

The Communications Committee shall develop all internal and external communications as requested by the Board of Directors.

Neighborhood Relations Committee

The Neighborhood Relations Committee shall develop and plan all social events and welcoming events for the neighborhood. Also, this committee shall be responsible for the neighborhood security issues such as Neighborhood Watch and any need for traffic control.

Covenant Oversight Committee

Covenant Enforcement Committee shall be responsible for all violations the Stoney Creek Crossing Covenants and shall have the Secretary of the Association or the Association Management Firm notify all members of such violations and that they have 60 days from date of notification to correct violations at which time legal action according to Article thirty four of the Covenants will be instituted.

Article 10 Special Provisions

Section 1

These By-Laws shall become effective upon approval by written ballot or vote at a regular meeting of 30% of the voting members of the Association.

Section 2

If the Association is dissolved, all assets will be distributed to the voting members equally.

Article 11 Amendment of Bylaws

These Bylaws may be amended at any regular meeting by a two thirds vote of the voting members constituting a quorum provided that amendment has been submitted to the voting membership at the least 30 days prior to the meeting.