SUBSTANTIAL REWORDING;
SEE CURRENT 'BYLAWS' FOR EXISTING LANGUAGE

SUBSTANTIVE MODIFICATIONS AS FOLLOWS:

I. EXISTING ARTICLE-3:BOARD OF DIRECTORS/SECTION-2:DIRECTORS – ELECTION:
"A NOMINATING COMMITTEE OF FIVE MEMBERS SHALL BE APPOINTED BY THE BOARD OF DIRECTORS NOT LESS THAN THIRTY (30) DAYS BEFORE THE ANNUAL MEETING. THE COMMITTEE SHALL NOMINATE ONE PERSON FOR EACH DIRECTOR THEN SERVING. NOMINATIONS FOR ADDITIONAL DIRECTORSHIPS CREATED AT THE MEETING AND OTHER NOMINATIONS MAY BE MADE AT THE MEETING FROM THE FLOOR."

AS PER OUR ATTORNEY, ABOVE PASSAGE WAS REMOVED BECAUSE IT IS NO LONGER LEGAL.

II. EXISTING ARTICLE-3:BOARD OF DIRECTORS/SECTION-2:DIRECTORS – ELECTION:
THE WORD "TELEGRAPH" WAS USED FOR ONE OF THE MEANS OF COMMUNICATION:

AS PER OUR ATTORNEY, THE WORD "TELEGRAPH" WAS REPLACED BY "E-MAIL".

[THESE AMENDED AND RESTATED BYLAWS ARE A RESTATEMENT OF THE ORIGINAL BYLAWS RECORDED AT O.R. BOOK 5737, PAGE 240, ET SEQ., (EXHIBIT TO THE ORIGINAL DECLARATION) OF THE OFFICIAL RECORDS OF PINELLAS COUNTY, INCLUDING ALL AMENDMENTS RECORDED AT O.R. BOOK 16405, PAGE 1994 ET SEQ., O.R. BOOK 17409, PAGE 1119 ET SEQ., O.R. BOOK 19004, PAGE 1983 ET SEQ., O,R, BOOK 19004, PAGE 1985 ET SEQ., O.R. BOOK 19375, PAGE 885 ET SEQ., AND O.R. BOOK 20165, PAGE 1930 ET SEQ., ALL OF THE OFFICIAL RECORDS OF PINELLAS COUNTY THROUGH AUGUST 13, 2018]

AMENDED AND RESTATED BYLAWS OF LOS PRADOS CONDOMINIUM ASSOCIATION, INC.

A CORPORATION NOT FOR PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA.

SEE THE PUBLIC RECORD'S 5 "LEGAL" MODULES IN THIS PAGE'S FOOTER

D **LANGUAGE-EQUIVALENT NAMES FOR: "DECLARATION"**
1. "THE DECLARATION"
2. "AMENDED AND RESTATED DECLARATION"

A **LANGUAGE-EQUIVALENT NAMES FOR: "ARTICLES OF INCORPORATION"**
1. "EXHIBIT 'A': ARTICLES OF INCORPORATION"
2. "THE ARTICLES"
3. "EXHIBIT 'A': AMENDED AND RESTATED ARTICLES OF INCORPORATION TO THE AMENDED AND RESTATED DECLARATION"

B **LANGUAGE-EQUIVALENT NAMES FOR: "BYLAWS"**
1. "EXHIBIT 'B': BYLAWS"
2. "THE BYLAWS"
3. "EXHIBIT 'B': AMENDED AND RESTATED BYLAWS TO THE AMENDED AND RESTATED DECLARATION"

C **LANGUAGE-EQUIVALENT NAMES FOR: "COMMON ELEMENT"**
1. "EXHIBIT 'C': COMMON ELEMENT
2. "THE COMMON ELEMENT"
3. "EXHIBIT 'C': AMENDED AND RESTATED COMMON ELEMENT TO THE AMENDED AND RESTATED DECLARATION"

E **LANGUAGE-EQUIVALENT NAMES FOR: "EXHIBITS"**
1. "EXHIBIT 'E': EXHIBITS"
2. "THE EXHIBITS"
3. "EXHIBIT 'E': AMENDED AND RESTATED EXHIBITS TO THE AMENDED AND RESTATED DECLARATION"

EXHIBIT 'B': AMENDED AND RESTATED BYLAWS IN CONTEXT

A. AS EXHIBIT 'B' TO THE AMENDED AND RESTATED DECLARATION, THE 'BYLAWS' MODULE IS OFTEN REFERRED TO AS THE "CORPORATE HOUSEKEEPING RULES" AND GOVERNS THE OPERATION AND ADMINISTRATION OF THE ASSOCIATION. BYLAWS ALSO ADDRESSES THE COMPOSITION OF THE BOARD, HOW MEETINGS ARE CALLED AND OTHER CORPORATE PROCEDURES, ETC.

A. IF YOU HAVEN'T ALREADY, **SEE: DECLARATION/APPENDIX**.

B. AMONG THE 5 "LEGAL" MODULES RECORDED WITH THE COUNTY CLERK, BYLAWS IS 3RD IN ORDER. |DECLARATION|ARTICLES OF INCORPORATION|BYLAWS|COMMON ELEMENT|EXHIBITS (DWNGS)|, WHERE 'ABCE' ARE EXHIBITS OF "D" AND THE 5 MODULES TOGETHER ARE KNOWN VARIOUSLY AS: "THE PUBLIC RECORD", "THE OFFICIAL RECORD", [PR] AND/OR THE "DABCE" MODULES.

OTHER LANGUAGE-EQUIVALENT NAMES

#	NAME	EQUIVALENT NAME
1	FLORIDA CONDOMINIUM ACT	THE "CONDOMINIUM ACT"
2	LOS PRADOS, A CONDOMINIUM	"CONDOMINIUM"

END OF ARTICLE-0.0

BYLAWS
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END OF ARTICLE 0.1

EXHIBIT 'B': AMENDED AND RESTATED BYLAWS
REFERENCES TABLE

TO LEARN HOW THIS 'REFERENCES TABLE' IS USED,
SEE:DECLARATION/APPENDIX-3/SECTION-1:REFERENCING PROTOCOL

- "AX" AND "APX" ARE ABBREVIATIONS FOR THE WORD "APPENDIX".

COLLECTION OF THE REFERENCES USED IN THIS MODULE				MORE INFO ON THE TOPIC IS FOUND IN:		
SQ#	SOURCE		ALPHABETICALLY-ORDERED REFERENCES	TARGET MODULE BOLDED MEANS TARGET LIES WITHIN THIS MODULE	ARTICLE	SCTN
	ART	SCTN				
1	0.0	3B	APPENDIX: SYSTEM-STRUCTURE, DEFINITIONS, PROTOCOLS, ETC.	SEE: DECLARATION	APPENDIX	
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END OF ARTICLE-0.2

SECTION-1. THESE ARE THE BYLAWS OF LOS PRADOS CONDOMINIUM ASSOCIATION, INC., HEREINAFTER CALLED "ASSOCIATION," A CORPORATION NOT FOR PROFIT ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, THE ARTICLES OF INCORPORATION OF WHICH WERE FILED IN THE OFFICE OF THE SECRETARY OF STATE ON SEPTEMBER 15, 1983. THE ASSOCIATION HAS BEEN ORGANIZED FOR THE PURPOSE OF ADMINISTERING LOS PRADOS, A CONDOMINIUM, HEREINAFTER REFERRED TO AS THE "CONDOMINIUM." PURSUANT TO THE FLORIDA CONDOMINIUM ACT (THE "CONDOMINIUM ACT").

SECTION-2. THE OFFICE OF THE ASSOCIATION SHALL BE AT 90 BRIGTON COURT, SAFETY HARBOR, FLORIDA 33572, OR SUCH OTHER PLACE AS MAY BE DESIGNATED BY THE BOARD OF DIRECTORS FROM TIME TO TIME.

END OF ARTICLE-1

SECTION-1. MEETINGS. MEETINGS OF THE MEMBERSHIP OF THE ASSOCIATION SHALL BE HELD ANNUALLY; SUCH MEETINGS SHALL BE HELD IN THE MONTH OF DECEMBER OF EACH YEAR UNLESS OTHERWISE DETERMINED BY A MAJORITY OF THE BOARD OF DIRECTORS.

SPECIAL MEETINGS OF THE MEMBERSHIP MAY BE CALLED BY THE PRESIDENT OF THE ASSOCIATION AND SHALL ALSO BE CALLED BY THE PRESIDENT OR SECRETARY OF THE ASSOCIATION AT THE REQUEST IN WRITING OF A MAJORITY OF THE BOARD OF DIRECTORS, OR AT THE REQUEST IN WRITING OF TEN PERCENT (10%) OF THE UNIT OWNERS. SUCH REQUESTS SHALL STATE THE PURPOSE OR PURPOSES OF THE PROPOSED MEETING.

SECTION-2. NOTICE OF MEETINGS. IT SHALL BE THE DUTY OF THE SECRETARY TO POST A NOTICE OF EACH ANNUAL OR SPECIAL MEETING IN A CONSPICUOUS PLACE ON THE CONDOMINIUM PROPERTY AT LEAST TWO WEEKS BEFORE THE MEETING AND TO MAIL A NOTICE OF SUCH MEETING, STATING THE TIME AND PLACE WHERE IT IS TO BE HELD, TO EACH MEMBER OF RECORD, AT HIS ADDRESS AS IT APPEARS ON THE MEMBERSHIP BOOK OF THE ASSOCIATION, OR IF NO SUCH ADDRESS APPEARS, AT HIS LAST KNOWN PLACE OF ADDRESS AT LEAST TWO WEEKS BEFORE THE MEETING. NOTICE OF A MEETING MAY BE WAIVED BY A UNIT OWNER, AND ATTENDANCE AT A MEETING SHALL CONSTITUTE A WAIVER OF NOTICE OF THE TIME AND PLACE OF THE MEETING. NOTWITHSTANDING THE FOREGOING, UNLESS A UNIT OWNER WAIVES IN WRITING THE RIGHT TO RECEIVE NOTICE OF THE ANNUAL MEETING BY MAIL, THE NOTICE OF THE ANNUAL MEETING SHALL BE SENT BY MAIL TO EACH UNIT OWNER AND THE POST OFFICE CERTIFICATE OF MAILING SHALL BE RETAINED AS PROOF OF SUCH MAILING.

SECTION-3. QUORUM. THE PRESENCE IN PERSON OR BY PROXY OF UNIT OWNERS REPRESENTING A MAJORITY OF THE UNITS IN THE CONDOMINIUM SHALL CONSTITUTE A QUORUM.

SECTION-4. VOTING. THE VOTE OF A MAJORITY OF THE VOTING MEMBERS OF THE ASSOCIATION REPRESENTED AT A MEETING AT WHICH A QUORUM IS PRESENT SHALL DECIDE ANY QUESTION BROUGHT BEFORE SUCH MEETING, UNLESS THE QUESTION IS ONE UPON WHICH, BY EXPRESS PROVISION OF THE CONDOMINIUM ACT, DECLARATION, ARTICLES OR THESE BYLAWS, A DIFFERENT VOTE IS REQUIRED, IN WHICH CASE, SUCH EXPRESS PROVISION SHALL GOVERN AND CONTROL.

SECTION-5. PROXIES. A MEMBER MAY AUTHORIZE ANOTHER PERSON TO ACT FOR HIM BY PROXY. SUCH PROXY MUST BE SIGNED BY THE MEMBER OR HIS ATTORNEY-IN-FACT. SUCH PROXY IS EFFECTIVE ONLY FOR THE MEETING FOR WHICH ORIGINALLY GIVEN AND ANY LAWFULLY ADJOURNED MEETINGS THEREOF. IN NO EVENT SHALL SUCH PROXY BE VALID FOR A PERIOD LONGER THAN NINETY (90) DAYS AFTER THE DATE OF THE MEETING FOR WHICH IT WAS GIVEN. SUCH PROXY IS REVOCABLE AT ANY TIME BY THE UNIT OWNER EXECUTING IT.

SECTION-6. ADJOURNMENT. ANY MEETING OF THE MEMBERS, INCLUDING, BUT NOT LIMITED TO, A MEETING WHICH COULD NOT BE CONVENED DUE TO LACK OF QUORUM, MAY BE ADJOURNED TO A LATER DATE, TIME OR PLACE UPON THE AFFIRMATIVE VOTE OF A MAJORITY OF THE VOTING INTERESTS WHO ARE PRESENT IN PERSON OR BY PROXY. THE DIFFERENT DATE, TIME OR PLACE, MUST BE ANNOUNCED AT THE MEETING BEFORE THE ADJOURNMENT IS TAKEN, OR ALTERNATIVELY, NOTICE MUST BE GIVEN OF THE NEW DATE, TIME OR PLACE PURSUANT TO ARTICLE 2, SECTION 2 OF THESE BYLAWS.

END OF ARTICLE-2

BOARD OF DIRECTORS

SECTION-1. NUMBER OF DIRECTORS.

A) THE NUMBER OF DIRECTORS THAT SHALL CONSTITUTE THE BOARD SHALL BE FIVE (5). EACH DIRECTOR SHALL BE ELECTED FOR AND SHALL SERVE A ONE (1) YEAR TERM. EACH DIRECTOR SHALL HOLD OFFICE UNTIL THE EXPIRATION OF THE TERM FOR WHICH HE/SHE WAS ELECTED AND UNTIL HIS/HER SUCCESSOR HAS BEEN ELECTED AND SHALL HAVE QUALIFIED, OR UNTIL HIS/HER PRIOR RESIGNATION OR REMOVAL.

B) DIRECTORS MUST BE MEMBERS OF THE ASSOCIATION, OR THE SPOUSE OF A MEMBER. ADDITIONALLY, JOINT OWNERS OF A SINGLE UNIT MAY NOT SIMULTANEOUSLY SERVE ON THE BOARD OF DIRECTORS UNLESS ELIGIBLE BY REASON OF THEIR HOLDING TITLE TO TWO OR MORE UNITS, WHERE EACH, INDIVIDUALLY, IS A MEMBER OF THE ASSOCIATION ON BEHALF OF A UNIT INDEPENDENT OF THE OTHER (A HUSBAND AND WIFE, OR OTHER JOINT OWNERS, MAY NOT SIMULTANEOUSLY SERVE ON THE BOARD OF DIRECTORS BY VIRTUE OF JOINTLY HELD TITLE TO A SINGLE UNIT).

SECTION-2. DIRECTORS – ELECTION.

DIRECTORS SHALL BE ELECTED BY A PLURALITY OF THE VOTES CAST AT THE ANNUAL MEETING OF THE ASSOCIATION. AT AN ELECTION OF DIRECTORS, EACH MEMBER ENTITLED TO VOTE SHALL BE ENTITLED TO VOTE FOR AS MANY NOMINEES AS THERE ARE VACANCIES TO BE FILLED.

REMOVE PARAGRAPH

A NOMINATING COMMITTEE OF FIVE MEMBERS SHALL BE APPOINTED BY THE BOARD OF DIRECTORS NOT LESS THAN THIRTY (30) DAYS BEFORE THE ANNUAL MEETING. THE COMMITTEE SHALL NOMINATE ONE PERSON FOR EACH DIRECTOR THEN SERVING. NOMINATIONS FOR ADDITIONAL DIRECTORSHIPS CREATED AT THE MEETING AND OTHER NOMINATIONS MAY BE MADE AT THE MEETING FROM THE FLOOR.

SECTION-3. REMOVAL AND RESIGNATION OF DIRECTORS.

ANY MEMBER OF THE BOARD OF DIRECTORS MAY BE REMOVED FROM OFFICE WITH OR WITHOUT CAUSE BY THE VOTE OF A MAJORITY OF THE VOTING MEMBERS OF THE ASSOCIATION AND MAY RESIGN BY SUBMITTING A WRITTEN RESIGNATION TO THE BOARD OF DIRECTORS.

SECTION-4. FILLING VACANCIES.

VACANCIES OF THE BOARD OF DIRECTORS OCCURRING BETWEEN ANNUAL MEETINGS OF THE MEMBERS SHALL BE FILLED BY THE APPOINTMENT OF NEW DIRECTORS BY THE REMAINING DIRECTORS, EVEN THOUGH SUCH REMAINING DIRECTORS MAY CONSTITUTE LESS THAN A QUORUM, AND THE NEW DIRECTOR SHALL SERVE THE REMAINDER OF THE TERM FOR THE SEAT HE/SHE FILLS.

SECTION-5. TERM OF DIRECTORS.

THE TERM OF EACH DIRECTOR'S SERVICE SHALL EXTEND UNTIL THE NEXT ANNUAL MEETING OF THE MEMBERS AND THEREAFTER UNTIL HIS SUCCESSOR IS DULY ELECTED AND QUALIFIED, OR UNTIL HE IS REMOVED IN THE MANNER ELSEWHERE PROVIDED.

SECTION-6. POWERS AND DUTIES. THE BOARD OF DIRECTORS SHALL HAVE THE POWERS AND DUTIES NECESSARY OR DESIRABLE FOR THE PROPER ADMINISTRATION OF THE AFFAIRS OF THE ASSOCIATION AND MAY DO ALL ACTS AND THINGS APPROPRIATE THERETO NOT EXCLUDED FROM THE AUTHORITY OF THE BOARD OF DIRECTORS BY THE CONDOMINIUM ACT, DECLARATION, ARTICLES OR THESE BYLAWS. THE POWERS OF THE BOARD SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING:

A. TO PREPARE AND ADOPT AN ANNUAL OPERATING BUDGET, WHICH SHALL BE SUFFICIENT IN AMOUNT TO PAY FOR ALL NECESSARY EXPENSES AND EXPENDITURES TO BE SHARED IN COMMON BY THE RESPECTIVE OWNERS OF UNITS, INCLUDING A REASONABLE RESERVE FOR REPAIRS, UPKEEP AND REPLACEMENT OF THE COMMON ELEMENTS AND FOR CONTINGENCIES.
B. TO ADOPT AND COLLECT ASSESSMENTS TO FUND THE ANNUAL BUDGET AND ADDITIONAL ASSESSMENTS AS MAY BECOME NECESSARY FROM TIME TO TIME TO OPERATE THE ASSOCIATION, PAY THE OBLIGATIONS OF THE ASSOCIATION, OR MAINTAIN OR REPLACE THE CONDOMINIUM PROPERTY.
C. TO PREPARE A DETAILED REPORT OF THE ACTS, ACCOUNTS AND STATEMENTS OF INCOME AND EXPENSE FOR THE PREVIOUS YEAR AND MAIL SAME TO EACH UNIT OWNER WITHIN SIXTY (60) DAYS OF THE END OF THE FISCAL YEAR.
D. TO DETERMINE WHO WILL ACT AS LEGAL COUNSEL FOR THE ASSOCIATION, WHENEVER NECESSARY.
E. TO DETERMINE THE DEPOSITORY FOR THE FUNDS OF THE ASSOCIATION.
F. TO ACQUIRE THE NECESSARY PERSONNEL NEEDED FOR THE MAINTENANCE, CARE AND UPKEEP OF THE COMMON ELEMENTS AND TO SET THE SALARIES OF SAID PERSONNEL.
G. TO APPROVE OR DISAPPROVE PROPOSED TRANSFERS, SALES AND LEASES OF UNITS.
H. TO ADOPT REASONABLE RULES THAT GOVERN THE USE OF THE COMMON ELEMENTS OF THE CONDOMINIUM AND ANY RECREATION FACILITIES OR COMMON AREAS OWNED BY THE ASSOCIATION AND TO ENFORCE THOSE RULES AND ANY THAT ARE SET FORTH IN THE DECLARATION.
I. ONLY A DIRECTOR SHALL HAVE THE AUTHORITY TO INTERACT WITH OR GIVE DIRECTION TO ASSOCIATION RETAINED CONTRACTORS AND VENDORS.

SECTION-7. MANAGEMENT AGENT. THE BOARD OF DIRECTORS SHALL HAVE THE POWER AND AUTHORITY TO CONTRACT WITH A MANAGEMENT AGENT TO ASSIST THE ASSOCIATION IN CARRYING OUT ITS POWERS AND DUTIES BY PERFORMING SUCH FUNCTIONS AS THE SUBMISSION OF PROPOSALS, COLLECTION OF ASSESSMENTS, PREPARATION OF RECORDS, ENFORCEMENT OF RULES AND MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS WITH FUNDS AS SHALL BE MADE AVAILABLE BY THE ASSOCIATION FOR SUCH PURPOSES. PROVIDED, HOWEVER, THAT THE ASSOCIATION AND ITS OFFICERS SHALL RETAIN AT ALL TIMES THE POWERS AND DUTIES GRANTED BY THE CONDOMINIUM DOCUMENTS AND THE CONDOMINIUM ACT, INCLUDING, BUT NOT LIMITED TO, THE MAKING OF ASSESSMENTS, PROMULGATION OF RULES AND EXECUTION OF CONTRACTS ON BEHALF OF THE ASSOCIATION.

SECTION-8. COMPENSATION. NO COMPENSATION SHALL BE PAID TO DIRECTORS FOR THEIR SERVICES AS DIRECTORS. NO REMUNERATION OR REIMBURSEMENT SHALL BE PAID FOR A DIRECTOR FOR SERVICES PERFORMED BY HIM FOR THE ASSOCIATION IN ANY CAPACITY.

SECTION-9. MEETINGS. ANY UNIT OWNER MAY ATTEND AND LISTEN TO MEETINGS OF THE BOARD OF DIRECTORS, AND NOTICE OF SUCH MEETINGS SHALL BE POSTED CONSPICUOUSLY ON THE CONDOMINIUM PROPERTY AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE, EXCEPT IN AN EMERGENCY. IF ASSESSMENTS WILL BE CONSIDERED BY THE BOARD OF DIRECTORS AT A MEETING, THE NOTICE OF THAT MEETING MUST DESCRIBE THE NATURE OF THE PROPOSED ASSESSMENT. NOTICE OF THE MEETING OF THE BOARD OF DIRECTORS AT WHICH THE ANNUAL BUDGET WILL BE CONSIDERED SHALL BE MAILED TO EACH MEMBER OF RECORD, AT LEAST THIRTY (30) DAYS BEFORE THE MEETING, AND THE NOTICE SHALL INCLUDE A COPY OF THE PROPOSED BUDGET. REGULAR MEETINGS OF THE DIRECTORS MAY BE HELD AT SUCH TIME AND PLACE AS SHALL BE DETERMINED, FROM TIME TO TIME, BY A MAJORITY OF THE DIRECTORS, BUT AT LEAST TWO (2) SUCH MEETINGS SHALL BE HELD DURING EACH FISCAL YEAR AND NOTICE THEREOF SHALL BE GIVEN TO EACH DIRECTOR, PERSONALLY OR BY MAIL, TELEPHONE OR E-MAIL AT LEAST THREE (3) DAYS PRIOR TO THE DAY NAMED FOR SUCH MEETING. SPECIAL MEETINGS OF THE DIRECTORS MAY BE CALLED BY THE PRESIDENT ON THREE (3) DAYS' NOTICE TO EACH DIRECTOR, GIVEN PERSONALLY OR BY MAIL, TELEPHONE OR E-MAIL, WHICH NOTICE SHALL STATE THE TIME, PLACE AND PURPOSE OF THE MEETING. SPECIAL MEETINGS OF THE BOARD OF DIRECTORS SHALL BE CALLED BY THE PRESIDENT OR THE SECRETARY IN LIKE MANNER AND ON LIKE NOTICE ON THE WRITTEN REQUEST OF AT LEAST (2) DIRECTORS.

SECTION-10. WAIVER OF NOTICE.

A DIRECTOR MAY, IN WRITING, WAIVE NOTICE OF A MEETING OF THE BOARD OF DIRECTORS, AND ATTENDANCE AT SUCH MEETING SHALL CONSTITUTE A WAIVER OF NOTICE BY HIM OF THE TIME AND PLACE THEREOF. IF ALL THE DIRECTORS ARE PRESENT AT ANY MEETING OF THE BOARD, NO NOTICE SHALL BE REQUIRED AND ANY BUSINESS MAY BE TRANSACTED AT SUCH MEETING.

SECTION-11. QUORUM.

AT ALL MEETINGS OF THE BOARD OF DIRECTORS, A MAJORITY OF THE DIRECTORS SHALL CONSTITUTE A QUORUM FOR THE TRANSACTION OF BUSINESS, AND THE ACTS OF THE MAJORITY OF THE DIRECTORS PRESENT AT A MEETING AT WHICH A QUORUM IS PRESENT SHALL BE THE ACTS OF THE BOARD OF DIRECTORS, UNLESS OTHERWISE PROVIDED IN THE DECLARATION, THE ARTICLES OR HEREIN.

SECTION-12. FIDELITY BONDS.

THE BOARD OF DIRECTORS SHALL REQUIRE THAT ALL OFFICERS OR DIRECTORS OF THE ASSOCIATION WHO CONTROL OR DISBURSE ASSOCIATION FUNDS SHALL FURNISH ADEQUATE FIDELITY BONDS. THE PREMIUMS ON SUCH BONDS SHALL BE PAID BY THE ASSOCIATION. SUCH FIDELITY BONDS SHALL NAME THE ASSOCIATION AS AN OBLIGEE AND SHALL BE WRITTEN IN AN AMOUNT APPROVED BY THE BOARD OF DIRECTORS, BUT NOT LESS THAN $10,000 FOR EACH OFFICER OR DIRECTOR BONDED.

END OF ARTICLE-3

SECTION-1. THE ANNUAL BUDGET OF THE ASSOCIATION SHALL BE ADOPTED BY THE BOARD OF DIRECTORS, SUBJECT TO THE RIGHT OF THE UNIT OWNERS PROVIDED BY THE CONDOMINIUM ACT TO CALL A SPECIAL MEETING TO CONSIDER AND ENACT A BUDGET IN THE CASE OF AN ADOPTED BUDGET REQUIRING ASSESSMENT AGAINST THE UNIT OWNERS IN AN AMOUNT EXCEEDING ONE HUNDRED AND FIFTEEN PERCENT (115%) OF THE ASSESSMENT FOR THE PRECEDING YEAR. EACH UNIT OWNER WILL BE ADVISED IN WRITING OF THE AMOUNT PAYABLE BY HIM DURING THE FOLLOWING YEAR.

SECTION-2. SEE: DECLARATION/ARTICLE-4/SECTION-1:ASSESSMENTS

THE BOARD OF DIRECTORS, OR THE MANAGEMENT AGENT EMPLOYED PURSUANT TO THESE BYLAWS, SHALL COLLECT THE ASSESSMENTS AGAINST UNIT OWNERS. MONTHLY INSTALLMENTS OF THE ANNUAL ASSESSMENTS SHALL BE DUE AND PAYABLE IN ADVANCE ON THE FIRST (1^{ST}) DAY OF EACH MONTH OF THE PERIOD FOR WHICH ASSESSED. FAILURE TO PAY ASSESSMENTS WHEN DUE SUBJECTS UNIT OWNERS TO THE PENALTIES SET FORTH IN THE DECLARATION.

END OF ARTICLE 4

OFFICERS

SECTION-1. DESIGNATION OF OFFICERS.

THE PRINCIPAL OFFICERS OF THE ASSOCIATION SHALL BE A PRESIDENT, A VICE-PRESIDENT, A SECRETARY AND A TREASURER, ALL OF WHOM SHALL BE ELECTED BY THE BOARD OF DIRECTORS. THE BOARD OF DIRECTORS MAY ALSO ELECT ADDITIONAL VICE-PRESIDENTS, AN ASSISTANT TREASURER AND AN ASSISTANT SECRETARY AND SUCH OTHER OFFICERS AS IN THEIR JUDGMENT MAY BE DESIRABLE.

SECTION-2. ELECTION OF OFFICERS.

THE OFFICERS OF THE ASSOCIATION SHALL BE ELECTED ANNUALLY BY THE BOARD OF DIRECTORS AT THE ORGANIZATIONAL MEETING OF EACH NEW BOARD AND SHALL HOLD OFFICE AT THE PLEASURE OF THE BOARD.

SECTION-3. REMOVAL OF OFFICERS.

UPON AN AFFIRMATIVE VOTE OF A MAJORITY OF THE BOARD OF DIRECTORS, ANY OFFICER MAY BE REMOVED, EITHER WITH OR WITHOUT CAUSE AND THE SUCCESSOR ELECTED AT ANY REGULAR MEETING OF THE BOARD OF DIRECTORS, OR AT ANY SPECIAL MEETING OF THE BOARD CALLED FOR SUCH PURPOSE.

SECTION-4. PRESIDENT.

THE PRESIDENT SHALL BE THE CHIEF EXECUTIVE OFFICER OF THE ASSOCIATION. HE SHALL PRESIDE AT ALL MEETINGS OF THE ASSOCIATION, AND HE SHALL BE A MEMBER OF THE BOARD OF DIRECTORS. HE SHALL HAVE ALL OF THE GENERAL POWERS AND DUTIES THAT ARE USUALLY VESTED IN THE OFFICE OF THE PRESIDENT OF AN ASSOCIATION.

SECTION-5. VICE-PRESIDENT.

THE VICE-PRESIDENT SHALL EXERCISE THE POWERS AND PERFORM THE DUTIES OF PRESIDENT IN THE ABSENCE OR DISABILITY OF THE PRESIDENT. HE SHALL ALSO ASSIST THE PRESIDENT AND EXERCISE SUCH OTHER POWERS AND PERFORM SUCH DUTIES INCIDENT TO THE OFFICE OF VICE-PRESIDENT AS MAY BE REQUIRED BY THE DIRECTORS OR THE PRESIDENT.

SECTION-6. SECRETARY.

THE SECRETARY SHALL KEEP THE MINUTES OF ALL MEETINGS OF THE BOARD OF DIRECTORS AND THE MINUTES OF ALL MEETINGS OF THE ASSOCIATION. SUCH MINUTES SHALL BE AVAILABLE FOR INSPECTION TO ALL MEMBERS OF THE ASSOCIATION AND OF THE BOARD OF DIRECTORS AND SHALL BE RETAINED FOR A PERIOD OF NOT LESS THAN SEVEN (7) YEARS. THE SECRETARY SHALL ALSO HAVE CHARGE OF SUCH BOOKS AND PAPERS AS THE BOARD OF DIRECTORS MAY DIRECT AND SHALL PERFORM ALL THE DUTIES NORMALLY INCIDENT TO THE OFFICE OF THE SECRETARY OF AN ASSOCIATION.

SECTION-7. TREASURER.

THE TREASURER SHALL HAVE RESPONSIBILITY FOR ASSOCIATION FUNDS AND SECURITIES AND SHALL BE RESPONSIBLE FOR KEEPING FULL AND ACCURATE ACCOUNTS OF ALL RECEIPTS AND DISBURSEMENTS IN BOOKS BELONGING TO THE ASSOCIATION. HE SHALL BE RESPONSIBLE FOR THE DEPOSIT OF ALL MONIES AND OTHER VALUABLE EFFECTS IN THE NAME-(AND TO THE CREDIT) OF THE ASSOCIATION IN SUCH DEPOSITORIES AS MAY FROM TIME TO TIME BE DESIGNATED BY THE BOARD OF DIRECTORS.

END OF ARTICLE-5

ARTICLE-6 SECTION-1	AMENDMENTS TO BYLAWS	PAGE-1/2 OF 1

UNLESS OTHERWISE PROVIDED IN THE CONDOMINIUM ACT, THE DECLARATION, OR THE ARTICLES, THESE BYLAWS MAY BE AMENDED BY AN AFFIRMATIVE VOTE OF A MAJORITY OF THE VOTING MEMBERS OF THE ASSOCIATION.

END OF ARTICLE-6

ARTICLE-7 SECTION-1	DONATIONS	PAGE-2/2 OF 1

IN ADDITION TO ASSESSMENTS AND OTHER CHARGES PROPERLY LEVIED BY THE ASSOCIATION, MEMBERS MAY, SHOULD THEY CHOOSE, MAKE DONATIONS OR GIFTS OF MONEY, REAL OR PERSONAL PROPERTY, AND/OR TIME TO THE ASSOCIATION, AT THE SOLE AND ABSOLUTE DISCRETION OF THE INDIVIDUAL MEMBER AND UPON PRIOR APPROVAL OF THE BOARD OF DIRECTORS. THE ASSOCIATION IS NOT A CHARITABLE ORGANIZATION AND MAKES NO REPRESENTATIONS AS TO THE TAX CONSEQUENCES TO THE INDIVIDUAL MEMBER OF ANY SUCH DONATION OR GIFT THAT IS MADE.

END OF ARTICLE-7

END OF AMENDED AND RESTATED 'BYLAWS'