



BY-LAWS

ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, INC UNIT 3

approved 1/25/2000

The following by-laws shall be and are hereby adopted as the official by-laws for the governing of ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, INC UNIT 3, a Florida corporation not for profit duly recorded in Plat Book 23, Page 22, of the Public Records of Sarasota County, Florida, in which corporation shall be referred to herein as the "Association "

By-law I

PRINCIPAL OFFICE

The principal office of the Association shall be located at such places as may be established and directed by board of directors of the Association.

By-law II

PURPOSES AND AND OBJECTIVES

In amplification of the purposes for which the Association has been formed as set forth in the Articles of Incorporation, the purposes and objects are as follows

- (a) To develop a community designed for safe, healthful, and harmonious living
- (b) To promote the collective and individual property and civic interests and rights of all persons, firms, and corporations owning property in the subdivision
- (c) To maintain and care for all facilities of any kind dedicated to the community use in the subdivision
- (d) To cooperate with the owners of all vacant and unimproved lots, and to take any action with reference to such vacant and unimproved lots and plots as may be deemed necessary or desirable to keep from becoming such a nuisance and detriment
- (e) To aid and cooperate with the members of this Association and all property owners in the subdivision in the enforcement of these By-Laws and the Declaration of Restrictions and shall hereafter be approved by a majority vote of the members of the Association, and to counsel with the governmental authority having jurisdiction in relation to any zoning that may affect any portion of the subject property
- (f) In general, but in connection with foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any lot or interest therein in the above-described subdivision
- (g) To acquire, own, or lease such real property by a majority vote of the Association, as may be necessary or convenient for the benefit of the Community and the fulfillment of its purposes and objects and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.
- (h) To arrange social and recreational functions for its members
- (i) To exercise any and all powers that may be delegated to it from time to time by the owners of real property in the subdivision

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 KAREN E. RUSHING
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 SARASOTA COUNTY, FLORIDA
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By-Law III

MEMBERS

(a) Class of Members The Association shall have one class of members The qualifications and rights shall be as follows

(1) All record owners in Englewood Isles Improvement Association, Inc Unit 3 shall be a member

(2) Membership shall include an understanding by the applicant to comply with these By-Laws and Declaration of Restrictions and amendments thereto and the policies, rules, and regulations at any time adopted by the Association in accordance with these By-Laws. Membership shall be accompanied by payment of the first year's dues in advance

(3) Change of membership in the Association shall be established by the recording in the Public Records of Sarasota County, Florida, a deed or other instrument establishing a change of record title to a lot in the subdivision and by delivery to the Association of a copy of said recorded instrument. The owner or owners designated therein shall thereby become members of the Association and the prior owner or owners shall thereby be terminated.

(b) Voting Rights Each member in good standing shall be entitled to vote on each matter submitted to a vote of the members A member shall have one vote for each lot owned by him In the event the member shall not be the sole owner of said lot and two (2) or more owners own one lot, said owners shall be entitled to only one vote for said lot, and said joint owners shall designate and register the name of the owner entitled to cast said single vote, with the Secretary of the Association

(1) At membership meetings, all votes shall be cast in person, or by proxy registered with the Secretary

By-Laws IV

MEETINGS OF MEMBERS

(a) Annual Meetings An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in the County of Sarasota, State of Florida, each year during the month of January The time and place shall be fixed by the directors

(b) Regular Meetings In addition to the annual meeting, regular meetings of the members shall be at such time and place as shall be determined by the board of directors

(c) Special Meetings Special meetings of the members may be called by the board of directors

(d) Notice of Meetings Written notice stating the place, day, and hour of any meeting of members shall be delivered either personally or by mail to each member entitled to vote at such meeting, not less than ten (10) days before the date of such meeting or at the direction of the Secretary

(e) Roberts Rules of Order Revised, shall be the authority on all questions of Parliamentary Law and procedures

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(f) **Quorum** The members holding fifty-one percent (51%) of votes that may be cast at any meeting shall constitute a quorum at any meeting of the members

(g) **Proxies** At any Annual or Special meeting of the members, a member entitled to vote may vote by proxy executed in writing by the member. No proxy shall be valid after six (6) months from date of execution unless otherwise provided in the Proxy.

By-Law V

BOARD OF DIRECTORS

(a) **General Powers** The affairs of the Association shall be managed by the board of directors

(b) **Number, Tenure and Qualifications** There shall be a minimum of 7 Directors. Additional Directors can be elected should the general membership warrant. Each director shall be a member of the Association, and shall hold office until the next annual meeting or until his successor is duly elected and qualified.

(c) **Regular Meetings** The board of directors shall meet at regular times and places to be selected by said board.

(d) **Quorum** A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the board, but if less than a majority of directors are present at said meeting, a majority of the directors present may adjourn the meeting to a stated time and place, and without further notice.

(e) **Notices** Notices of any meeting of the board of directors shall be given at least (10) days prior thereto, by written notice delivered personally or sent by mail to each director. Any director may waive notice of any meeting.

(f) **Manner of Action** The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number is required by law or by these By-Laws.

(g) **Vacancies** Any vacancy occurring in the board of directors, and any directorship to be filled by reason of the increase in the number of directors, shall be filled by election by the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

BY-LAWS VI

OFFICERS

(a) **Officers** The officers of the Association shall be a president, one or more vice-presidents, a secretary and a treasurer. All of who have the right to vote on all issues, except for the President, who will cast a vote to break a tie.

(b) **Qualifications and Method of Election** The officers shall be members of the Association and shall be elected by the Board of Directors, and shall serve at the will of the board.

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- c) The President The President shall preside at all meetings of the Association and of the Board of Directors, shall exercise general supervision of the affairs and activities of the Association, and shall serve as a member ex-officio of all standing committees.
- (d) Vice President The Vice President shall assume the duties of the President during the absence of the President.
- (e) Secretary The Secretary shall keep the minutes of all of the meetings of the Association and of the Board of Directors, which shall be an accurate and official record of all business transacted The secretary shall be custodian of Association records.
- (f) Treasurer. The Treasurer shall receive all Association funds, keep them in a bank approved by the Board of Directors, and pay out funds only on notice signed by him and one other officer The Treasurer shall be a member ex officio of the Finance Committee
- (g) Vacancies A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by any member of the Board, for the unexpired portion of the term

By-Law VII

DUES

- (a) Admission without Fee. Record ownership of a residential lot in the subdivision shall automatically establish the owner as member of the Association.
- (b) The Annual Dues The annual dues shall be fixed by the Board of Directors provided, however, that the Members of the Association at its annual meeting or special meeting called for such purpose may, by majority of those present, disapprove, modify, or change said annual dues
- (c) Payment of Dues. The annual dues shall be payable as provided for by the Board.
- (d) Default in Payment of Dues of Assessments
 - (1) When any member shall be default in the payment of dues or assessment for a period of (3) days from the date of the annual meeting, they shall, for the purposes of voting, not be considered as a member in good standing.
 - (2) In addition to the foregoing, if any member shall fail to pay his dues or assessments as the same become due, the Association, by and through its Board of Directors, may take any action authorized by law
 - (3) The Board may levy an interest of 1 and 1/2 % per month, in addition to the administration costs, and may take any collection action authorized by law and granted by the Declaration of Restrictions
- (e) Assignment of Dues. In the event any member whose dues are paid shall, during the year in which such dues are paid, terminate his membership by sale of his lot or interest therein in the subdivision, he shall be entitled to assign to the buyer of such lot or interest therein, the benefit of the paid dues However, the new title owner shall become liable for any unpaid dues, assessments or liens on that property

By-Law VIII

FISCAL YEAR

The fiscal year of the Association shall be the calendar year

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By-Law IX

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee shall be responsible for inspecting properties in conformity with the Declaration of Restrictions, and approve and review site development plans, construction plans and specifications for all new or remodeled construction projects of homes in the Community

In witness whereof, Englewood Isles Improvement Association, Unit 3, has caused these present to be signed in its name by its president and its secretary.

Patricia E. Martin President David J. Isgan Secretary

BY-LAWS
ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION UNIT 3
SARASOTA, FLORIDA

I hereby certify that on this 17th day of November 2000, before me personally appeared

PATRICIA E. MARTIN President DAVID J. ISGAN Secretary

respectively President and Secretary of the Englewood Isles Improvement Association, Unit 3, to be known to be the persons described in and who executed the foregoing and severally acknowledged the execution thereof to be their free act of such officers for the uses and purposes therein mentioned.

Notary Public

Patricia A. Armstrong



Return to:

Englewood Isles Improvement
Association Unit 3
335 Oakwood Circle
Englewood, FL 34223 ✓