

**BY-LAWS
OF
TAMPA PALMS
OWNERS ASSOCIATION, INC.**

ARTICLE I

NAME, PRINCIPAL OFFICE AND DEFINITIONS

SECTION 1. Name. The name of the Association shall be Tampa Palms Owners Association, Inc. (hereinafter sometimes referred to as the "Association").

SECTION 2. Principal Office. The principal office of the Association in the State of Florida shall be located in the City of Tampa, County of Hillsborough. The Association may have such other offices, either within or without the State of Florida, as the Board of Directors may determine or as the affairs of the Association may require.

SECTION 3. Definitions. The words used in these By-Laws shall have the same meaning as set forth in that Declaration of Covenants, Conditions, and Restrictions for Tampa Palms Owners Association, (said Declaration, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), unless the context shall prohibit.

ARTICLE II

ASSOCIATION: MEMBERSHIP, MEETINGS, QUORUM, VOTING, PROXIES

SECTION 1. Membership. The Association shall have two (2) classes of membership, Class " A " and "B", as more fully set forth in that Declaration, the terms of which pertaining to membership are specifically incorporated herein by reference .

SECTION 2. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board of Directors either within the Properties or as convenient thereto as possible and practical.

SECTION 3. Annual Meetings. The first meeting of the Members, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Association. Meetings shall be of the Voting Members or their alternates. The next annual meeting shall be set by the Board so as to occur no later than ninety (90) days after the close of the Association's fiscal year. Subsequent regular annual meetings of the Voting Members shall be held within thirty (30) days of the same day of the same month of each year thereafter at an hour set by the Board. Subject to the foregoing, the annual meeting of the Voting Members shall be held at a date and time as set by the Board of Directors.

SECTION 4. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a majority of a quorum of the Board of Directors or upon a petition signed by Voting Members representing at least ten (10%) percent of the total votes of the Association. The notice of any special meeting shall state the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice .

SECTION 5. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Voting Members shall be delivered, either personally or by mail, to each Voting Member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or persons calling the meeting.

In the case of a special meeting or when required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Voting Member at his address as it appears on the records of the Association, with postage thereon prepaid.

SECTION 6. Waiver of Notice. Waiver of notice of meeting of the Voting Members shall be deemed the equivalent of proper notice. Any Voting Member may, in writing, waive notice of any meeting of the

Voting Members, either before or after such meeting. Attendance at a meeting by a Voting Member or alternate shall be deemed waiver by such Voting Member of notice of the time, date, and place thereof, unless such Voting Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted thereat unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

SECTION 7. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Voting Members who are present at such meeting, either in person or by alternate, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Voting Members in the manner prescribed for regular meetings.

The Voting Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Voting Members to leave less than a quorum, provided that Voting Members or their alternates representing at least twenty-five (25%) percent of the total votes of the Association remain present, and provided further that any action taken shall be approved by at least a majority of the Members required to constitute a quorum.

SECTION 8. Voting. The voting rights of the Members shall be as set forth in the Declaration, and such voting rights provisions are specifically incorporated herein.

SECTION 9. Proxies. Voting Members may not vote by proxy but only in person or through their designated alternates.

SECTION 10. Majority. As used in these By-Laws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

SECTION 11. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by alternate of the Voting Members representing one-third (1/3) of the total vote of the Association shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

SECTION 12. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring thereat.

SECTION 13. Action Without A Meeting. Any action required by law to be taken at a meeting of the Voting Members, or any action which may be taken at a meeting of the Voting Members, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Voting Members entitled to vote with respect to the subject matter thereof, and such consent shall have the same force and effect as a unanimous vote of the Voting Members.

ARTICLE III

BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS

A. Composition and Selection.

SECTION 1. Governing Body; Composition. The affairs of the Association shall be governed by a Board of Directors each of whom shall have one vote. Except as provided in Section 2 of this Article, the Directors shall be Members or spouses of such Members; provided, however, no person and his or her spouse may serve on the Board at the same time.

SECTION 2. Directors During Declarant Control. The Directors shall be selected by the Declarant acting in its sole discretion and shall serve at the pleasure of the Declarant so long as the Class "B" membership exists, as set forth in the Declaration, unless the Declarant shall earlier surrender this right to select Directors. The Directors selected by the Declarant need not be Owners or residents. After the period of Declarant appointment, all Directors must be Members of the Association.

SECTION 3. Veto. This Section 3 may not be amended without the express, written consent of the Declarant until Declarant no longer owns any land described in Exhibits "A" or "B" to the Declaration or until January 1, 2015, whichever first occurs.

From the termination of the Class "B" membership, the Declarant shall have a veto power over all actions of the Board and the Modifications Committees, as is more fully provided in this Section. This power shall expire when the Declarant no longer owns any land described in Exhibits "A" or "B" to the Declaration or January 1, 2015, whichever occurs first, unless earlier surrendered. This veto power shall be exercisable only by Declarant, its successors, and assigns who specifically take this power in a recorded instrument. The veto shall be as follows:

No action authorized by the Board of Directors or Modifications Committees shall become effective, nor shall any action, policy, or program be implemented until and unless:

(a) Declarant shall have been given written notice of all meetings and proposed actions approved at meetings of the Board or Modifications Committees by certified mail, return receipt requested, or by personal delivery at the address it has registered with the Secretary of the Association, as it may change from time to time, which notice complies as to the Board of Directors meetings with Article III, Sections 9, 10, and 11, of these By-laws as to regular and special meetings of the Directors and which notice shall, except in the case of the regular meetings held pursuant to the By-Laws, set forth in reasonable particularity the agenda to be followed at said meeting; and

(b) Declarant shall be given the opportunity at any such meeting to join in or to have its representatives or agents join in discussion from the floor of any prospective action, policy, or program to be implemented by the Board, the Modifications Committees, or the Association. Declarant and its representatives or agents shall make its concerns, thoughts, and suggestions known to the members of the Modifications Committee or the Association and/or the Board. At such meeting, Declarant shall have and is hereby granted a veto power over any such action, policy, or program authorized by the Modifications Committee or the Board of Directors and to be taken by said Committees or Board or the Association or any individual member of the Association if Board, Committees, or Association approval is necessary for said action. This veto may be exercised by Declarant, its representatives, or agents at any time within ten (10) days following the meeting held pursuant to the terms and provisions hereof. Any veto power shall not extend to the requiring of any action or counteraction on behalf of any Committee, or the Board or the Association.

SECTION 4. Number of Directors. The number of Directors in the Association shall be not less than three (3) nor more than nine (9), as the Board of Directors may from time to time determine by resolution. The initial Board shall consist of three (3) members and are identified in the minutes of the first meeting of the Board. Each Director shall be elected from and represent a separate Electoral District.

SECTION 5. Nomination of Directors. Except with respect to Directors selected by the Declarant, nominations for election to the Board of Directors shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more Members of the Association with at least one from each Electoral District. The Nominating Committee shall be appointed by the Board of Directors not less than thirty (30) days prior to each annual meeting of the Voting Members to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each such annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

SECTION 6. Election and Term of Office. Notwithstanding any other provision contained herein:

(a) Within thirty (30) days after the time Class " A " Members other than the Declarant own at least twenty (20%) percent of the Units permitted in the Master land Use Plan for the property described in Exhibit "B" or whenever the Declarant earlier determines, the Association shall call a special meeting to be held at which Voting Members other than the Declarant shall elect one of the Directors who shall be an at-large director. The Director so elected shall not be subject to removal by the Declarant acting - alone and shall be elected for the shortest term available.

Within thirty (30) days after the time Class " A " Members other than the Declarant own at least forty (40%) percent of the Units permitted in the Master Land Use Plan for the property described in Exhibit "B" or whenever the Declarant earlier determines, the Association shall call a special meeting to be held at which Voting Members other than the Declarant shall elect two (2) of the Directors both of whom shall be at-large directors. The Directors so elected shall not be subject to removal by Declarant acting alone and shall be elected for the shortest terms available.

(b) At the first annual meeting of the membership after the termination of the Class "B" membership and at each annual meeting of the membership thereafter, Directors shall be elected. There shall be one (1) Director elected from and representing each Electoral District. Separate slates shall be proposed for candidates specifying those representing each Electoral District and only those Voting Members in an Electoral District shall vote on the representatives for that Electoral District.

The initial terms of the Directors shall be fixed at the time of their election as they among themselves shall determine. So long as there are three (3) Directors, the term of one (1) Director shall be fixed at one (1) year and the term of two (2) Directors shall be fixed at two (2) years. So long as there are four (4) or more Directors, there shall be concurrent terms for no less than two (2) members. At the expiration of the initial term of office of each respective member of the Board of Directors, a successor shall be elected to serve for a term of two (2) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.

SECTION 7. Removal of Directors and Vacancies. Directors may be removed by a vote of a majority of the Voting Members present at a meeting called for that purpose for cause or for no cause. Any director whose removal is sought will be given notice prior to any meeting called for that purpose. A Director who was elected solely by the votes of Voting Members other than the Declarant may be removed from office prior to the expiration of his or her term by the votes of a majority of Voting Members other than the Declarant.

In the event of death or resignation of a Director, his or her successor shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of the predecessor.

SECTION 8. Voting Procedure for Directors. The first election of the Board shall be conducted at the first meeting of the Association. At such election, the Voting Members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Votes shall be cast as provided in Section 7. The persons receiving the largest number of votes shall be elected. B. Meetings.

SECTION 9. Organization Meetings. The first meeting of the members of the Board of Directors following each annual meeting of the membership shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

SECTION 10. Regular Meetings. Regular meetings of the Board of 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 four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter. Notice of the time and place of the meeting shall be communicated to Directors not less than four (4) days prior to the meeting; provided, however, notice of a meeting need not be given to any Director who has signed a waiver of notice or a written consent to holding of the meeting.

SECTION 11. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President, Vice President, or Secretary of the Association, or by any two (2) Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following methods: (a) by personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the Director or to a person at the Director's office or home who would reasonably be expected to communicate such notice promptly to the Director; or (d) by telegram, charges prepaid. All such notices shall be given at the Director's telephone number or sent to the Director's address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph shall be delivered, telephoned, or given to the telegraph company at least seventy-two (72) hours before the time set for the meeting.

SECTION 12. Waiver of Notice. The transactions of any meetings of the Board of Directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the Directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

SECTION 13. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business,

notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a majority of the Directors who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the date the original meeting was called. At the reconvened meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

SECTION 14. Compensation. No Director shall receive any compensation from the Association for acting as such unless approved by Voting Members representing a majority of the total vote of the Association at a regular or special meeting of the Association.

SECTION 15. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors, and the Secretary shall keep a minute book of the Board of Directors, recording therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meetings.

SECTION 16. Open Meetings. Subject to the provisions of Section 17 of this Article, all meetings of the Board shall be open to all Members, but Members other than Directors may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

SECTION 17. Action Without a Formal Meeting. Any action to be taken at a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors, and such consent shall have the same force and effect as a unanimous vote. An explanation of the action taken shall be posted at a prominent place or places within the Common Area within three (3) days after the written consents of all the Board members have been obtained.

C. Powers and Duties.

SECTION 18. Powers. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-laws directed to be done and exercised exclusively by the Members.

The Board of Directors shall delegate to one of its members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the Managing Agent or Manager, if any, which might arise between meetings of the Board of Directors.

In addition to the duties imposed by these By-laws or by any resolution of the Association that may be hereafter adopted, the Board of Directors shall have the power to and be responsible for the following, in way of explanation, but not limitation:

(a) preparation and adoption of an annual budget in which there shall be established the contribution of each Owner to the Common Expenses;

(b) making assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment, provided, unless otherwise determined by the Board of Directors, the annual assessment for each Unit's proportionate share of the Common Expenses shall be payable in equal monthly installments, each such installment to be due and payable in advance on the first day of each month for said month;

(c) providing for the operation, care, upkeep, and maintenance of all of the Area of Common Responsibility ;

(d) designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Association, its property, and the Area of Common Responsibility and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association; the reserve fund may be deposited, in the directors' best business judgment, in depositories other than banks;

(f) making and amending rules and regulations;

(g) opening of bank accounts on behalf of the Association and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Area in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these By-laws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;

(j) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(k) paying the cost of all services rendered to the Association or its Members and not chargeable to Owners;

(l) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Owners and mortgagees, their duly authorized agents, accountants, or attorneys, during general business hours on working days at the time and in a manner that shall be set and announced by the Board of Directors for the general knowledge of the owners. All books and records shall be kept in accordance with generally accepted accounting practices;

(m) make available to any prospective purchaser of a Residential Unit, any Owner of a Residential Unit, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Residential Unit, current copies of the Declaration, the Articles of Incorporation, the By-laws, rules governing the Residential Unit and, as it may apply, the Land Segment, or any Subdistrict, or other residential association, and all other books, records, and financial statements of the Association; and

(n) permit utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties.

(o) contracting and cooperating with the Tampa Palms Community Development District (TPCDD) in the discharge of their mutual responsibilities. The Board of Directors is further authorized to act on its Members' behalf in ensuring that TPCDD level of services is consistent with the Community-Wide Standard.

SECTION 19. Management Agent.

(a) The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these By-Laws, other than the powers set forth in subparagraphs (a), (b), (f), (g), and (i) of Section 18 of this Article. The Declarant, or an affiliate of the Declarant, may be employed as managing agent or manager

(b) No management contract may have a term in excess of one (1) year and must permit termination by either party without cause and without termination fee on ninety (90) days' or less written notice.

SECTION 20. Accounts and Reports. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform with established AICPA guidelines and principles, which require, without limitation, (i) a segregation of accounting duties, (ii) disbursements by check requiring two (2) signatures, and (iii) cash disbursements limited to amounts of Twenty-Five (\$25.00) Dollars and under;

(c) cash accounts of the Association shall not be commingled with any other accounts;

(d) no remuneration shall be accepted by the Managing Agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Association;

(e) any financial or other interest which the Managing Agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors; and

(f) commencing at the end of the month in which the first Residential Unit is sold and closed, quarterly financial reports shall be prepared for the Association containing:

(i) an Income Statement reflecting all income and expense activity for the preceding three (3) months on an accrual basis;

(ii) an Account Activity Statement reflecting all receipt and disbursement activity for the preceding three (3) months on an accrual basis;

(iii) an Account Status Report reflecting the status of all accounts in an "actual" versus "approved" budget format with a Budget Report reflecting any actual or pending obligations which are in excess of budgeted amounts by an amount exceeding the operating expenses or ten (10%) percent of a major budget category (as distinct from a specific line item in an expended chart of accounts);

(iv) a Balance Sheet of an accounting date which is the last day of the month closest in time to three (3) months from the date of closing of the first sale of a Residential Unit in the project, and an Operating Statement for the period from the date of the first closing to the said accounting date, which shall be distributed within sixty (60) days after the accounting date;

(v) a Balance Sheet as of the last day of the Association's fiscal year and an Operating Statement for said fiscal year, which shall be distributed within ninety (90) days after the close of a fiscal year;

(vi) a Delinquency Report listing all owners who have been delinquent during the preceding three (3) month period in paying the monthly installments of assessments and who remain delinquent at the time of the report and describing the status of any action to collect such installments which remain delinquent (A monthly installment of the assessment shall be considered to be delinquent on the fifteenth (15th) day of each month.); and

(vii) an annual report consisting of at least the following shall be distributed within one hundred twenty (120) days after the close of the fiscal year: (1) a balance sheet as of the end of the fiscal year; (2) an operating (income) statement for the fiscal year; and (3) a statement of changes in financial position for the fiscal year. Ordinarily, the annual report referred to above shall be prepared by an independent accountant for any fiscal year in which the gross income to the Association exceeds Seventy-Five Thousand (\$75,000.00) Dollars. If said report is not prepared by an independent accountant, it shall be accompanied by the certificate of an authorized officer of the Association that the statements were prepared without audit from the books and records of the Association.

SECTION 21. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Common Area and facilities without the approval of the Voting Members of the Association; provided, however, the Board shall obtain Voting Member approval in the same manner provided in Article X, Section 3, of the Declaration for special assessments in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities, and the total amount of such borrowing exceeds or would exceed five (5%) percent of the budgeted gross expenses of the Association for that fiscal year .

SECTION 22. Rights of the Association. With respect to the Common Areas or other Association responsibilities owed, and in accordance with the Articles of Incorporation and By-laws of the Association, the Association shall have the right to contract with any person for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or neighborhood and other homeowners or residents associations, both within and without the Properties. Such agreements shall require the consent of two-thirds (2/3) of all Directors of the Association.

SECTION 23. Hearing Procedure. The Board shall not impose a fine or suspend voting rights unless and until the following procedure is followed:

(a) Demand. Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying:

(i) the alleged violation;

(ii) the action required to abate the violation; and

(iii) a time period, not less than ten (10) days, during which the violation may be abated without further sanction, if such violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of a sanction after notice and hearing if the violation is not continuing.

(b) Notice. At any time within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is subsequently violated, the Board or its delegate shall serve the violator with written notice of a hearing to be held by the Covenants Committee (as described in Article V, Section 2 hereof) in executive session. The notice shall contain:

(i) the nature of the alleged violation;

(ii) the time and place of the hearing, which time shall not be less than ten (10) days from the giving of the notice;

(iii) an invitation to attend the hearing and produce any statement, evidence, and witness on his or her behalf; and

(iv) the proposed sanction to be imposed.

(c) **Hearing.** The hearing shall be held in executive session pursuant to this notice affording the Member a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting, and Article IX, Section 3, of the Declaration shall be complied with. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(d) **Appeal.** Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the Manager, President, or Secretary of the Association within thirty (30) days after the hearing date.

ARTICLE IV OFFICERS

SECTION 1. Officers. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer. The Board of Directors may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. Any two or more offices may be held by the same person, excepting the offices of President and Secretary. The President and Treasurer shall be elected from among the members of the Board of Directors.

SECTION 2. Election, Term of Office, and Vacancies. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the Voting Members, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

SECTION 3. Removal. Any officer may be removed by the Board of Directors whenever in its judgment the best interests of the Association will be served thereby.

SECTION 4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board of Directors. The President shall be the chief executive officer of the Association. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

SECTION 5. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

SECTION 6. Agreements, Contracts, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by the President and Treasurer or by such other person or persons as may be designated by resolution of the Board of Directors.

ARTICLE V COMMITTEES

SECTION 1. General. Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall be composed as required by law and shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

SECTION 2. Covenants Committee. The Board of Directors may appoint a Covenants Committee consisting of at least five (5) and no more than seven (7) members. Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee shall be the hearing tribunal of the Association.

SECTION 3. Subdistrict Committees. In addition to other committees, as provided in Section 1 of this Article V, there shall be a Subdistrict Committee for each of the Subdistricts contained in the Properties. Each Subdistrict Committee shall consist of three (3) members; provided, however, by vote of at least fifty (50%) percent of the residents of the Subdistrict this number may be increased to five (5). The Subdistrict Committees shall be appointed and elected in the manner provided for Directors in Article III, Sections 2 and 5. Any Director elected from a Subdistrict shall be an *ex officio* member of the Committee. It shall be the responsibility of the Subdistrict Committee to determine the nature and extent of services, if any, to be provided to the Subdistrict by the Association in addition to those provided to all Members of the Association in accordance with the Declaration. A Subdistrict Committee may advise the Board on any other issue, but shall not have the authority to bind the Board of Directors.

In the conduct of its duties and responsibilities, each Subdistrict Committee shall comply with Article III, Sections 6,7,8,9,10,11,12,13,14,15,16, and 17 of these By-Laws. Each Committee shall elect a chairman from among its members who shall preside at its meetings and who shall be responsible for transmitting any and all communications to the Board of Directors and shall be the Voting Member.

ARTICLE VI MISCELLANEOUS

SECTION 1. Fiscal Year. The initial fiscal year of the Association shall be set by resolution of the Board of Directors.

SECTION 2. Parliamentary Rules. Except as may be modified by Board resolution establishing modified procedures, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Florida law, the Articles of Incorporation, the Declaration, or these By-laws.

SECTION 3. Conflicts. If there are conflicts or inconsistencies between the provisions of Florida law, the Articles of Incorporation, the Declaration, and these By-laws, the provisions of Florida law, the Declaration, the Articles of Incorporation, and the By-Laws (in that order) shall prevail.

SECTION 4. Books and Records.

(a) **Inspection by Members and Mortgagees.** The Declaration and By-laws, membership register, books of account, and minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying by any mortgagee, Member of the Association, or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a Member at the office of the Association or at such other place within the Properties as the Board shall prescribe .

(b) **Rules for Inspection.** The Board shall establish reasonable rules with respect to:

- (i) notice to be given to the custodian of the records;
- (ii) hours and days of the week when such an inspection may be made; and
- (iii) payment of the cost of reproducing copies of documents requested.

(c) **Inspection by Directors.** Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make extracts and a copy of relevant documents at the expense of the Association.

SECTION 5. Notices. Unless otherwise provided in these By-laws, all notices, demands, bills, statements, or other communications under these By-laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by registered or certified mail, return receipt requested, first class postage prepaid:

(a) if to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the address of the Residential Unit of such owner; or

(b) if to the Association, the Board of Directors, or the Managing Agent, at the principal office of the Association or the Managing Agent, if any, or at such other address as shall be designated by the notice in writing to the Owners pursuant to this Section.

SECTION 6. Amendment. Prior to the sale of the first Residential Unit, Declarant may amend these By-laws. After such sale, the Declarant may amend these By-laws so long as it still owns property described in Exhibit "B" to the Declaration for development as part of the Properties and so long as the amendment has no adverse effect upon any right of any Member; thereafter and otherwise, these By-laws may be amended only by the affirmative vote (in person or by alternate) or written consent of Voting

Members representing seventy-five (75%) percent of the total votes of the Association, including seventy-five (75%) percent of the Members other than the Declarant. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the Public Records of Hillsborough County, Florida. So long as there is a Class "B" membership, any amendment to these By-laws shall require the prior approval of the Veterans Administration.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Tampa Palms Owners Association, Inc. a Florida corporation;

That the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof held on the _____ day of _____, 19__.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this _____ day of _____, 19_____.

Secretary

(SEAL)
085 19

EXHIBIT "A"

Land Initially Submitted

TAMPA PALMS UNIT 1A as recorded in Plat Book 57, Pages 1-1 through 1-3 inclusive. Containing 42.14 acres, more or less.

ALSO

TAMPA PALMS UNIT 1B as recorded in Plat Book 57, Pages 2-1 through 2-10 inclusive. Containing 368.06 acres, more or less.

ALSO

Lots 1-16, Block 148; Lots 1-7, Block 149; Lots 1-27, Block 150; Lots 1-39, Block 151; Lots 1-16, Block 152; Lots 1-8, Block 153; Tract II A "; Tract "B"; Tract "G"; Tract "J"; Tract "K" and Tract "L II of TAMPA PALMS UNIT 3 as recorded in Plat Book 57, Plat 47-1 through 47-8 inclusive.

All of the above recorded in the Public Records of Hillsborough County, Florida.

EXHIBIT "B"

Land Subject to Annexation

The East 3/4 of Section 21; the West 1/2 and the Southeast 1/4 of Section 22; the South 1/2 of Section 23; the South 1/2 of Section 24; all of Sections 25, 26 and 27 and the East 1/2 of Section 28; the East 1/2 of Section 33; all of Sections 34 and 35; the West 1/2, the Northeast 1/4 and that part of the Southeast 1/4 lying North of the Hillsborough River in Section 36; all of the foregoing being in Township 27 South, Range 19 East, all lying and being in Hillsborough County, Florida.

ALSO

All of Section 11 lying North of the Hillsborough River; all of North 1/2 of Section 21 lying North and West of the Hillsborough River; all of the North 1/2 of Section 3, less the South 1/2 of Governments Lots 3 and 4;

all of the Northeast 1/4 of Section 4, less the South 1/2 of Government Lots 1 and 2; all of the foregoing lying in Township 28 South, Range 19 East, all lying and being in Hillsborough County, Florida.

LESS AND EXCEPT:

That part of Sections 24, and 25, Township 27 South, Range 19 East, Hillsborough County, Florida, described as follows: Commence at the Southeast corner of said Section 25 for the POINT OF ~~~ BEGINNING; thence N 00°28'00" W E along the East boundary of said Section 25 a distance of 2617.13 feet ~ to the Northeast corner of the SE 1/4; thence N 01°21'46" W W along the East boundary of said Section 25 a ~ distance of 2715.07 feet to the Northeast corner thereof; thence N 00°25'03" W E along the East boundary of Con said Section 24 a distance of 2664.72 feet to the Northeast corner of the South 1/2 of said Section 24; ~ thence N 89°27'50" W W along the North boundary of the South 1/2 of said Section 24 a distance of 4494.89 feet; thence S 00°35'04" W W a distance of 420.87 feet; thence S 10°37'07" W E a distance of 1366.34 feet; thence S 00°35'04" W W a distance of 876.88 feet to a point on the South boundary of said Section 24; CJ -a thence S 00°35'04" W W a distance of 4399.76 feet; thence S 50°31'25" W E a distance of 1435.33 feet to a point - on the South boundary of said Section 25; thence S 88°28'49" W E along the South boundary of said ~ Section 25 a distance of 3220.04 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

That part of Section 36, Township 27 South, Range 19 East, Hillsborough County, Florida lying North and East of centerline of Trout Creek.

ALSO LESS AND EXCEPT:

That part of Section 36, Township 27 South, Range 19 East, Hillsborough County, Florida, lying South of Trout Creek, North of the Hillsborough River AND Northeasterly of the following described line:

Commence at the Northwest corner of said Section 36, run thence S 88°28'49" W E along the North boundary of said Section 36, a distance of 2071.95 feet to the Point of Beginning; thence S 5()°31'25" W E a distance of 1310.59 feet to the beginning of a curve, concave southwesterly, having a central angle of 37°15'04" W and a radius of 5,780.00 feet; thence Southeasterly along the arc of said curve, an arc distance of 3757.90 feet (chord distance of 3692.06 feet and chord bearing of S 31°53'53" E) to the North bank of the Hillsborough River and the Point of Termination.

ALSO LESS AND EXCEPT:

- (A) That part of Section 23, 26, 27, 33 and 34, Township 27 South, Range 19 East deeded to the State of Florida for road right of way for State Road S-581 by instruments recorded in Official Record Book 227 on Page 707, in Official Record Book 226 on Page 556, and in Official Record Book 241 on Page 76 of the Public Records of Hillsborough County, Florida.
- (B) That part of Sections 21, 22, 26, 27, 35 and 36 Township 27 South, Range 19 East, condemned for transmission lines by Tampa Electric Company in Suite Number 41987-L Circuit Court Hillsborough County, Florida.
- (C) That part of Sections 26, 27, 35 and 36, Township 27 South, Range 19 East, conveyed to County of Hillsborough for use and benefit of Road Department by instruments recorded September 3, 1965, in Official Record Book 1501 on Page 480, and in Official Record Book 1501 on Page 482 of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT:

A parcel of land in the West one-half of the Southwest one-quarter of Section 24, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 24; said corner being marked by a 3" iron pipe; run thence South 00°19'32" West along the West Boundary of said Section 24 for a distance of 2632.49 feet to the West quarter corner of said Section 24 and the POINT OF BEGINNING of the parcel of land hereinafter described; run thence South 89°27'50" East, along the Quarter section line of said Section 24, for a distance of 69.56 feet; run thence South 00°35'04" W. for a distance of 420.88 feet; run thence South 10°37'07" East for a distance of 1166.17 feet; run thence South 88°59'25" West for a distance of 898.82 feet to a point on the aforesaid West boundary line of Section 24; run thence North 00°18'32" East, along said West boundary line, for a distance of 1589.27 feet to the POINT OF BEGINNING.

AND

A parcel of land lying in the East one-half of the Southeast one-quarter of Section 23, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 23; run thence South 00°18'32" West along the East boundary of said Section 23 for a distance of 2632.49 feet to the East quarter corner of said Section 23 and the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue South 00°18'32" West, along the East boundary of said Section 23, for a distance of 1589.27 feet; run thence South 88°59'25" West for a distance of 717.67 feet; run thence North 17°04'19" West for a distance of 354.31 feet; run thence North 13°04'19" West for a distance of 550.00 feet; run thence North 08°04'19" West for a distance of 448.12 feet; run thence North 03°11'04" West for a distance of 293.89 feet to a point on the Quarter Section line of said Section 23; run thence South 89°27'50" East, along said Quarter Section line, for a distance of 1033.83 feet to the POIN OF BEGINNING.

ALSO LESS AND EXCEPT:

A parcel of land lying in Section 36, Township 27 South, Range 19 East, Hillsborough County, Florida, described as follows:

Commence at the Southeast corner of said Section 36; thence South 89°25'23" West, along the South Boundary of said Section 36, a distance of 800.00 feet; thence N 00°46'24" W parallel to and 800.00 feet West of the East boundary of said Section 36, a distance of 1609.58 feet to the Westerly right-of-way line of proposed Interstate Highway No. 75 for the Point-of-Beginning; thence return South 0°46'24" East, a distance of 293.00 feet, more or less, to the Northerly bank of the Hillsborough River; thence Westerly, along said river bank, a distance of 170.00 feet, more or less, thence North 10°5'51" West, a distance of 451.00 feet, more or less; thence North 25°01'34" West, a distance of 1373.29 feet to the Southerly right-of-way line of a 200.00 foot Tampa Electric Company right-of-way; thence South 77°08'37" East, along

said Southerly Right of way line, a distance of 278.99 feet to said Westerly right-of-way line of Interstate Highway No 75; thence along a curve to the right, along said Westerly right-of-way line, having a radius of 5567.58 feet, a delta of $14^{\circ}12'56''$, an arc of 1381.35 feet, a chord of 1377.81 feet, and a chord bearing of South $23^{\circ}13'45''$ East, to the Point-of-Beginning.

ALSO

The East 165 Ft. of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; and W $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; ALL in Section 20, Township 27 South, Range 19 East; W $\frac{1}{4}$ of Section 21, Township 27 South, Range 19 East; N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 28, Township 27 South, Range 19 East, LESS road right of ways for Livingston Road and I-75, containing approximately 410 acres, m.o.l., as further shown by sketch attached hereto.

EXHIBIT "C"

Formula for Assessments and Commercial Unit Voting Rights

I. ASSESSMENTS

Assessments are computed as follows: Each unimproved Unit, whether or not shown upon a recorded plat, shall be assigned one (1) point for each five thousand (5,000) square feet of land within the boundaries of that Unit as shown on a plat, excluding streets and common areas (rounded to the nearest five thousand (5,000) square feet), ("land points"). Each improved Unit (whether or not shown upon a recorded plat) shall be assigned land points as described above and, in addition, three (3) points for each five thousand (5,000) square feet of gross floor area (including everything within the outer perimeter shell of the building or buildings thereon) on the Unit (rounded to the nearest five thousand (5,000) square feet), ("building points"). "Improved Unit," as used herein, shall mean land upon which improvements intended for use and occupancy have been erected, and either a notice of completion has been filed or a certificate of occupancy has been obtained.

Total land points and building points shall be added together for all properties subject to a particular assessment. The percentage of the total assessment to be levied on a particular Unit shall be computed by dividing the total points assigned to that Unit (including land points and building points) by the total points for all Units subject to assessment. For example, a one hundred thousand (100,000) square foot unimproved Unit (shown upon a recorded plat) shall have twenty (20) points. The same Unit improved with a fifty thousand (50,000) gross square foot office building shall have fifty (50) points. The point totals for each Unit and for all the Units subject to assessment and the percentage of the total assessment for each Unit shall be computed annually for each type of assessment by the Board of Directors, and notice of the percentages for each Unit (including a summary of the computations) shall be sent to each Owner together with the annual notice of assessments.

II. VOTES

Each Owner of a Commercial Unit shall be entitled to one (1) vote for each land point and to one (1) vote for each building point assigned under Paragraph I, above. Votes shall be adjusted annually. The Board of Directors shall establish an annual cut-off date for computing assessments and voting rights and notifying Owners of their assessment obligations and voting rights.

Upon annexation of additional property, assessments and votes shall be recomputed under the above formula, and all Owners shall be notified within thirty (30) days of the recording of a declaration of annexation of their new assessment obligations and voting rights. All votes attributable to Commercial Units are weighted as computed by use of the formula herein, and voting shall not be construed to be on an equality or per capita basis.