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**O. P. BRANCH**

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Clay County, FL  
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**Amended  
BY-LAWS  
Of**

**The Eagle Glen Homeowners Association (EGHA)**

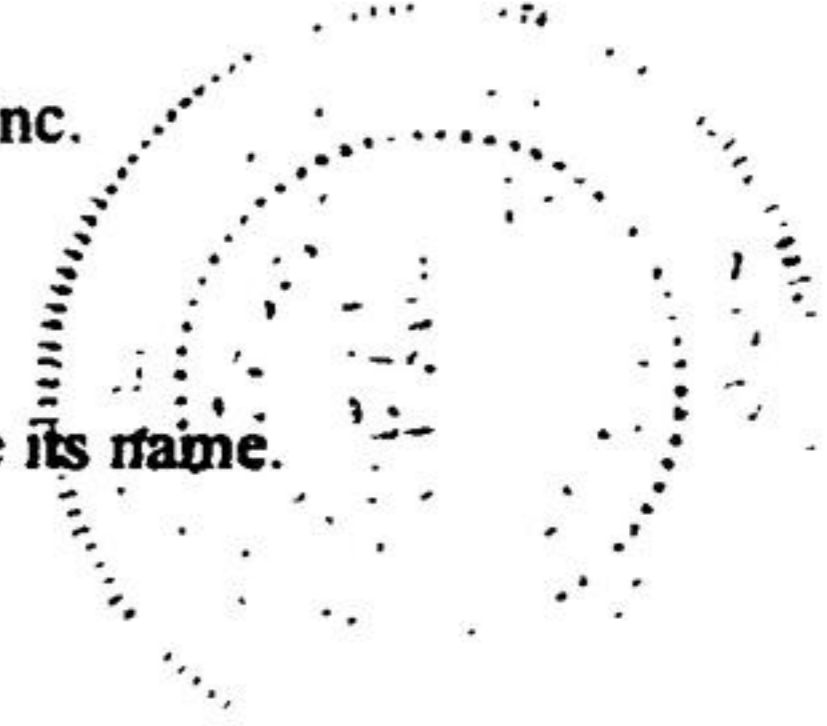
**5 MIN. RETURN**

**Article I.  
Organization**

Section 1. The name of this organization shall be Eagle Glen Homeowners Association, Inc.

Section 2. The organization shall have a seal, which shall be in the following form:

Section 3. The organization may at its pleasure by a vote of the membership body change its name.



**Article II.  
Purposes**

The following are the purposes for which this organization has been organized:

Section 1. Same as covenant.

Section 2. To ensure a safe environment and protect property values in accordance with the governing documents and applicable laws.

**Article III.  
Membership**

Section 1. Membership in this organization shall be open to all who own a lot in the Eagle Glen Subdivision.

**Article IV.  
Meetings**

Section 1. The annual membership meeting of this organization shall be held on the third Thursday of October of each and every year except if such day be a legal holiday then and in that event the Board of Directors shall fix a day but it shall not be more than two weeks from the date fixed by these by-laws. The secretary shall cause to be mailed to every member in good standing at his or her address as it appears in the membership roll book of this organization a notice telling the time and place of such annual meeting.

Section 2. Regular meetings of this organization shall be held quarterly on the third Thursday of the third month of the quarter.

Section 3. The presence of not less than 25% of the voting members shall constitute a quorum and shall be necessary to conduct the business of this organization; But a lesser number may adjourn the meeting for a period of not more than 2 weeks from the date scheduled by these by-laws and the secretary shall cause a notice of this scheduled meeting to be sent to all those members who were not present at the meeting originally called. A quorum as herein before set forth shall be required at any adjourned meeting.

Section 4. Special meetings of this organization may be called by the president when he deems it for the best interest of the organization. Notice of such meeting shall be mailed to all members at their addresses as they appear in the membership roll book at least but not more than 14 days before the scheduled date set for such special meeting. Such notice shall state the reasons that such meeting has been called, the business to be transacted at such meeting and by whom called.

Section 5. At the request of any member of the Board of Directors or any officer of the organization, the president shall cause a special meeting to be called but such request must be made in writing at least 14 days before the requested scheduled date.

Section 6. No other business but that specified in the notice may be transacted at such special meeting without the unanimous consent of all present at such meeting.

**Article V.  
Voting**

Section 1. At all meetings, except for the elections of officers and directors, all votes shall be viva voce, except for election of officer's ballots shall be provided and there shall not appear any place on such ballot any mark or markings that might tend to indicate the person who cast such ballot.

Section 2. At any regular or special meeting if a majority so required any question may be voted upon in the manner and style provided for the election of officers and directors.

Section 3. At all votes by ballot, the chairman of such meeting shall immediately prior to the commencement of balloting appoint a committee of three who shall act as "Inspector of Elections" and who shall at the conclusion of such balloting certify in writing to the chairperson the results and the certified copy shall be physically affixed in the minute book to the minutes of that meeting.

Section 4. No Inspector of election shall be a candidate for office or shall be personally interested in the question voted upon.

Section 5. Any and all tie votes will be decided by a coin toss performed by the Inspector of Elections. All coin toss results are final and binding.

**Article VI.  
Order of Business**

- 1 - Roll call.
- 2 - Reading of the minutes of the previous meeting.
- 3 - Reports of committees.
- 4 - Reports of officers.
- 5 - Old and unfinished business.
- 6 - New Business.
- 7 - Good and welfare.
- 8 - Adjournments.

**Article VII.  
Board of Directors**

Section 1. The business of this organization shall be managed by the Board of Directors consisting of 4 voting members together with the officers of this organization.

Section 2. The Directors to be chosen for the ensuing year shall be chosen at the annual meeting of this organization in the same manner and style as the officers of this organization and they shall serve for a term of one (1) year.

Section 3. The board of Directors shall have the control and management of the affairs and business of this organization. Such Board of Directors shall only act in the name of the organization when it shall be regularly convened by its chairman after due notice to all the directors of such a meeting. Fifty percent (50%) of the members of the Board of Directors shall constitute a quorum and the meetings of the Board of Directors shall be held on the third Thursday of the third month of each quarter.

Section 4. Each director shall have one vote and such voting may not be done by proxy.

Section 5. The Board of Directors may make such rules and regulations covering its meetings as it may in its discretion determine necessary.

Section 6. Vacancies in the Board of Directors shall be filled by vote of the majority of the remaining members of the Board of Directors.

Article VII (cont.)  
Board of Directors

Section 7. The president of the organization by virtue of the office shall be chairperson of the Board of Directors.

Section 8. A director may be removed when sufficient cause exists for such removal. The Board of Directors may entertain charges against any director. A director may be represented by counsel upon any removal hearing. The Board of Directors shall adopt such rules as it may in its discretion consider necessary for the best interest of the organization, for this hearing.

Article VIII.  
Officers

Section 1. The officers of the organization shall be as follows:

President  
Vice President  
Secretary  
Treasurer

Section 2. The president shall preside at all membership meetings, by virtue of the office be chairperson of the Board of Directors, present at each annual meeting of the organization an annual report of the work of the organization, appoint all committees, temporary or permanent, see that all books, reports and certificates as required by law are properly kept or filed be one of the officers who may sign the checks or drafts of the organization, and have such powers as may be reasonably construed as belonging to the chief executive of any organization.

Section 3. The vice president shall in the event of the absence or inability of the president to exercise his or her office become acting president of the organization with all the rights, privileges and powers as if he or she had been the duly elected president. The vice president shall lead the EGHA Maintenance Team.

Section 4. The secretary shall keep the minutes and records of the organization in appropriate books, files any certificate required by any statute, federal or state, give and serve all notices to members of the organization, be the official custodian of the records and seal of the organization, be one of the officers required to sign the checks and drafts of the organization, present to the membership at any meetings any communication addressed to the secretary of the organization, attend to all correspondence of the organization and exercise all duties incident to the office of secretary.

Section 5. The Treasurer shall have the care and custody of all moneys belonging to the organization, be solely responsible for such moneys or securities of the organization and be one of the officers who shall sign checks or drafts of the organization. No special fund may be set aside that shall make it unnecessary for the Treasurer to sign the checks issued upon it.

Section 6. The Treasurer shall render at stated periods as the Board of Directors shall determine a written account of the finances of the organization and such report shall be physically affixed to the minutes of the Board of Directors of such meeting and shall exercise all duties incident to the office of Treasurer.

Section 7. Officers shall by virtue of their office be members of the Board of Directors.

Section 8. No officer or director shall for reason of the office be entitled to receive any salary or compensation, but nothing herein shall be construed to prevent an officer or director for receiving any compensation from the organization for duties other than as a director or officer.

Section 9. Each director shall lead one of the following teams: (Director position descriptions are on file.)  
Architectural Review.  
Communications  
Governing Documents  
Health, Safety and Welfare.

**Article IX.**

**Salaries**

Section 1. The Board of Directors shall hire and fix the compensation of any and all employees which they in discretion may determine necessary in the conduct of the business of the organization.

**Article X.**

**Committees**

Section 1. All committees of this organization shall be appointed by the Board of Directors and their term of office shall be determined by the Board of Directors. The permanent committees shall be none.

**Article XI.**

**Dues**

Section 1. The dues of this organization shall be \$78.75 dollars per annum and shall be payable on the 1<sup>st</sup> day of January each calendar year and past due 1 March of the same year, this amount is subject to change yearly. Dues past due shall be subject to a 5% administrative fee as well as the applicable provisions of Article II, Section 8 of the Declaration of Covenants and Restrictions.

**Article XII.**

**Amendments**

Section 1. These by-laws may be altered, amended, repealed or added to by an affirmation vote of not less than fifty percent (50%) of the members.

**Amendments**

**Amendment 1. No Parking on the lawn.** Routine and/or prolonged parking in the Designated No Park Area is prohibited. Temporary standing for deliveries and access is acceptable. Vehicles parked on the side of the dwelling unit shall be behind approved fencing.

The Designated No Parking Area is defined as follows: No parking shall be allowed on any lot in the area between the building foundation line bounding the lot and the street in front of the dwelling unit except for approved driveways. (Note: No parking Area shall be the same as defined for fences in accordance with Article VII, Section 8, of the Declaration of Covenants and Restrictions.)

**Amendment 2. Pet-Owners Code:** Each pet owner shall maintain reasonable control of his or her animals. Dogs shall not be allowed to relieve themselves on other member's property.

**Amendment 3. Registered Office and Registered Agent.** This organization shall be in compliance with Florida Statute 617.0501, Corporations Not For Profit. The President of this organization (EGHA) shall become the Registered Agent and the Registered Office shall be that of the President.

Executed on this date: Feb 25, 2004

Signed, sealed and delivered  
In the Presence of:

Signature: Dena Leino

Print name: Dena Leino

Signature: David Nelson II

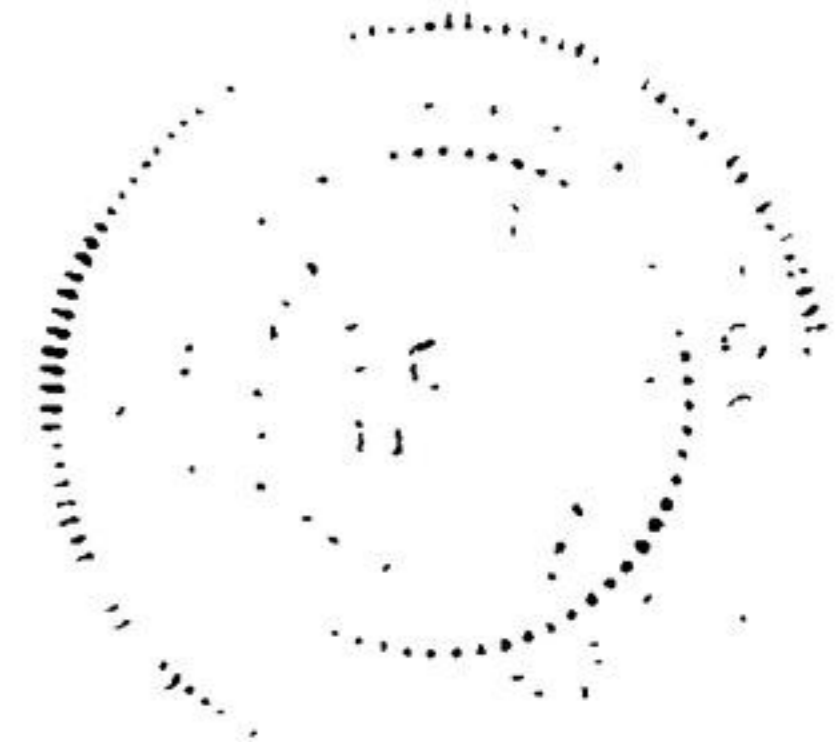
Print name: David Nelson II

State of Florida  
County of Clay

Signature: Kevin K. Rockwell

Print name: KEVIN K. ROCKWELL

President  
Eagle Glen Homeowners Association



The foregoing instrument was acknowledged before me by: Kevin Kim Rockwell,  
the President of the Eagle Glen Homeowners Association, Inc. a Florida corporation on behalf of the  
corporation. This person is personally known to me OR has produced FL DL  
as identification and did take an oath.

Linda C. Dixon  
Notary Public - State of Florida

Recorded By: Kevin Rockwell

