

The by-laws of
The Walden Woods mobile Homeowners Association, Inc.
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Revised: January 1, 2011

Article I The name by which the corporation shall be known is:
The Walden Woods Mobile Homeowners Association, Inc.

Article II The purpose for which the corporation is formed is as follows:

1. Upon certification of the Corporation, located at 10455 S. Suncoast Blvd, Homosassa, FL, in Citrus County, all homeowners of lots 1 through 222 of the Walden Woods Retirement Village become members in the Corporation. All members are bound by the Articles of Incorporation and these by-laws of the Association
2. Our purpose with each other as members of the Association is the social and fraternal benefits to be derived from such organization, to collectively seek the improvement and betterment of the various physical amenities at the said park and to take advantage of the rights and powers as provided in Chapter 723 of the Florida Statutes, including the power to negotiate for, acquire and operate the park on behalf of its residents, and to do such activities on a non-profit basis.
3. The Association address shall be that of the Treasurer. The address is subject to change by resolution of the board of directors.
4. The official seal shall bear the name of the Association and the word "Florida".

Article III Membership

1. Voting status in the Association is limited to homeowners of the park and achieved by payment of the current annual dues to the Treasurer when initially purchasing a home and on each renewal date, as specified in Article IV, item 1
2. Voting status will terminate when a member fails to pay their annual dues when due
3. Membership will terminate when a member is no longer a homeowner in the park or resigns in writing.
4. All homeowners fulfilling the requirement of items 1, 2 and 3 above, shall be paid up (voting) members with all rights and privileges. Only paid up members in good standing will be allowed to speak or vote at any meeting.
5. Voting rights will be limited to one (1) Association member per paid up household.

Article IV Dues

1. Dues will be twenty (\$20.00) dollars per household per year, payable at the first meeting of the fiscal year. Dues may be pre-paid.
2. The fiscal year shall be from January 1st to December 31st.

Article V Meetings

1. The annual meeting of the Association will be held on the second Tuesday in December, beginning at 7:00 P.M. At the annual meeting, reports will be given, other business will be heard and elections will be held for the officer positions whose terms will be expiring in accordance with these by-laws. The official swearing in of the newly elected officers will take place at the regularly scheduled meeting to be held on the second Tuesday in January of the ensuing year.
2. Membership meetings will be held on the second Tuesday of the month whenever posted in accordance with Article V item 6.
3. Members present at a meeting will constitute a quorum and be empowered with the ability to make decisions, binding on the entire membership, as shall come before the membership. Approvals will be made by a majority (50 per cent + 1) vote of the members present and represented by proxy.
4. Robert's rules of parliamentary procedure will be followed.
5. Meetings will be held in the clubhouse in the park unless otherwise specified in the notice given.
6. Meeting notices shall be posted in a conspicuous place prior to the meeting. For any meeting, written notice may be hand delivered in lieu of posting. Any member may waive receipt of written notice of any membership meeting, provided such waiver is in writing and on file in the records of the corporation and has not been revoked by subsequent written instrument. Members may also act by written agreement, signed by a majority of the members without a meeting.
7. A special meeting of the Association may be called at any time by the President, or at the request of ten (10) per cent of the members with proper notice to the membership. A five (5) working day notice of any special meeting must be posted in a conspicuous place.
8. All residents of the park and renters may attend any scheduled meeting, however only members with voting status shall be allowed to speak or vote on any item or issue as may come before the membership, or hold any position in the Association.
9. Board meetings shall be open to all Association members. Notice of all meetings shall be posted in accordance with Article V item 6. If assessments are to be considered, the posted notice shall so state the amount and include an explanation of the nature of such assessment.

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Article VI Officers

1. Officers selected from the membership shall consist of President, First Vice President, Second Vice President, Secretary and Treasurer.
2. The President shall call and preside at all called meetings of the Association. The President shall appoint the chairperson of all committees. The President shall be the "ex-officio" member of all committees and have the right to vote. In the absence of the Treasurer, the President shall have signatory power.
3. The first Vice President shall have full authority and responsibility in the absence of the President.
4. The Second Vice President shall assume the duties of the First Vice President, Secretary or Treasurer in the event of their absence.
5. The Secretary shall record the minutes of all membership and executive board meetings and shall be the keeper of the corporation records. The Secretary shall keep a record of attendance at all meetings and make known all general and executive board meetings.
6. The Treasurer shall be responsible for the receipt of all monies belonging to the Association. All money received shall be deposited in a checking account in the name of the corporation. The Treasurer shall give a report at each meeting on the condition of the treasury. The Treasurer shall be allowed to spend an amount up to and including two hundred fifty (\$250.00) dollars at the direction of the executive board. Expenditures in excess of two hundred fifty (\$250.00) dollars must be approved in advance by a majority vote of the membership. There will be a petty cash fund of twenty five (\$25.00) dollars for office supplies.

Article VII Directors

1. The affairs of the Corporation shall be managed by the Board of Directors.
2. Officers of the Corporation shall consist of President, First Vice President, Second Vice President, Secretary and Treasurer. These officers shall also serve as directors. The President, upon completing the term(s) of office shall become a director for the following two (2) years. In the event there is a vacancy in the board of directors, a director can be appointed by majority approval of the remaining directors, to serve the remaining term of the office vacated. The board of directors will be known as the executive board.

Article VII (Cont'd) Directors

3. The term of office for the officers and members of the executive board shall be for two (2) years, staggered with the President, Second Vice President and Treasurer terms to commence and expire at the January meeting of an even numbered year. The First Vice President and Secretary positions to commence and expire at the January meeting of an odd numbered year.
4. Any officer or director may be recalled and removed from office with or without cause by a vote of or agreement in writing by a majority of all members. A special meeting of the membership to recall any or all members of the executive board may be called per Article V item 7 , stating the reason for the meeting. The meeting will be officiated by the senior un-recalled officer. In the event that all officers are subject to recall, a member of the Association shall be selected as spokes person to officiate the affairs at that meeting.

Article VIII Order of business – Membership meeting

- Call to order by the President
- Pledge of allegiance to the flag
- Secretary's report or call for approval if previously posted.
- Treasurer's report
- Committee reports by chairpersons as available
- Discussion of unfinished business
- New business
- Good of the Association (items of interest to the members)
- Announcement of date and time of next meeting
- Adjournment

Article IX Elections

1. The nomination of officers and executive board members shall take place at the meeting held on the second Tuesday in November. The nominating committee chairperson will present the names of all persons nominated by the said committee. The nominating committee will prepare printed ballots containing the names of those nominated for election.
2. Voting will be held at the annual meeting on the second Tuesday in December at 7:00 P.M. The nominating committee shall provide printed ballots as described in item 1 to all members present at the direction of the President. The nominating committee shall govern the election process to ensure it is completed in a fair and orderly manner.

Article IX (Continued) Elections

3. Voting may be completed by members present at the January meeting, by absentee ballot or by proxy.
4. By definition, a proxy is an authority given to a member by another member having the right to vote, the authorization to exercise that right in the name of the holder. The person initiating the proxy must be a member of the Association. To be valid, each proxy must set forth specifically the name of the person voting by proxy and the name of the person authorized to vote the proxy. Each proxy must also contain the date, time and place of the meeting for which the proxy is given. The proxy given shall be effective only for the specific meeting for which it was originally given and any lawfully adjourned meeting thereof. In no event shall a proxy be valid for a period longer than 120 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the member executing it.
5. Members desiring to cast their vote by proxy may obtain the necessary form from the Secretary.
6. Any member desiring to vote but will be absent at the time of the election may obtain an absentee ballot from the nominating committee upon completion of a written request showing the reason that will prevent his/her appearance at the meeting. The ballot must be cast and returned in a sealed envelope to the nominating committee chairperson to arrive prior to the tabulation of election results. Late or lost ballots are not the responsibility of the nominating committee and will not be considered.
7. Candidates for election may be nominated from the floor at the December meeting. Election results will be tabulated and, barring unforeseen circumstances, winners will be announced at the December meeting. The Secretary will retain possession of the completed ballots for 45 days. If no questions arise in 45 days, the ballots will be destroyed.
8. The newly elected officers terms will begin at the completion of the swearing in ceremony at the meeting held on the second Tuesday in January and will terminate at the swearing in of his/her successor at the January meeting in accordance with the schedule specified in Article VII item 3.
9. All officers and executive board members shall be paid up members.

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Article X Amendments

1. Proposed amendment(s) to these by-laws from the floor may be submitted in writing at any meeting and read to the membership.
2. The proposed changes will be incorporated into the by-laws and read to the membership as soon as possible. Copies of the pending by-laws will be distributed to all members desiring to examine them or posted for inspection.
3. The membership present at the next monthly meeting will vote on acceptance of the proposed by-laws. An affirmative vote of two thirds (2/3) of the members present is required for acceptance.
4. Enforcement of the amended by-laws becomes effective when approved by an acceptance vote of the members present and signed by the officers.

Article XI General Fund

1. Income is generated for the general fund by the annual dues.
2. Disbursements of up to two hundred fifty (\$250.00) dollars can be approved by a majority vote of the executive board. Expenditures greater than this amount must be approved by a majority vote of the members present at any called meeting.

Article XII Legal Fund

1. A legal fund is established to generate monies to fund legal or other associated costs in the event that the professional services of an attorney or other reputable professional is needed. This will include, but not be limited to, payment of legal fees associated with the protection of our rights or for legal fees associated with the purchase of our park, as specified in the Articles of Incorporation, should the park become available. The fund is intended for the payment of services that benefit members residing in the park as a whole or for the good of the greatest number of members.
2. Funding of this account is by donation from the membership, fund raising activities and by an optional share and share fund raising at membership meetings.
3. Disbursements of up to two hundred fifty (\$250.00) dollars can be approved by a majority vote of the executive board. Expenditures greater than this amount must be approved by a majority vote of the members present at any called meeting

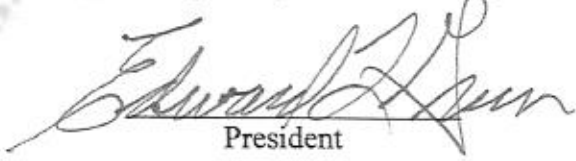
These by-laws were reviewed by the board of directors on October 29, 2010

These by-laws were offered for reading to the membership on December 14, 2010

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Accepted by the membership on January 11, 2011 as signed below:


President


First V. President


Second V. President


Secretary


Treasurer

I would like to propose for 30-day consideration the following change to the Walden Woods 1 Mobile Homeowners Association Inc. By Laws dated 1-1-2011

Amendment to page 3 with the following attachment:

Article VII "Directors" paragraph 2 to read:

A retiring or retired HOA President may, shall or can continue to serve as a "Director", "Advisor" or "Chairman" to the current Executive Board of Directors for a unspecified period of time, unless recalled by a majority vote of the membership or by the submission of a letter of resignation to the Executive Board of Directors requesting removal from active community service.

Presented to the 2015 HOA Executive Board this day of October 14, 2015 for a vote from the membership on November 11th, 2015.

The intent of this amendment is to not lose the knowledge, agreements and experience of former community leaders.

Voted on and passed 11-11-15