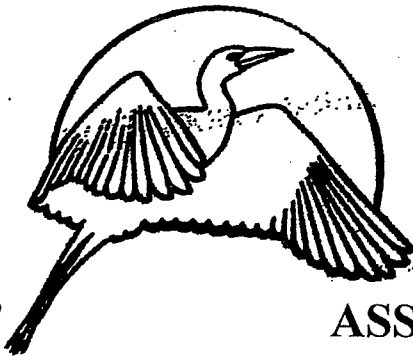


**EGRET
HOMEOWNERS'**



**POINT
ASSOCIATION, INC.**

BYLAWS

REVISED 2007

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FOR

EGRET POINT HOMEOWNERS' ASSOCIATION, INC.

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Bylaws

For

EGRET POINT HOMEOWNERS' ASSOCIATION, INC.

Article I

PRINCIPAL OFFICE AND DEFINITIONS

Section 1. Principal Office. The principal office of the Association shall be located at the present management office. The Association may have such other office or offices as the Board of Directors may determine.

Section 2. Definitions. Terms used in these Bylaws and not otherwise defined shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions for Egret Point Homeowners' Association, Inc. (said Declaration, as amended, renewed or extended from time to time is hereinafter sometimes referred to as the "Declaration").

Article II

MEMBERSHIP, MEETINGS, QUORUM, VOTING AND PROXIES

Section 1. MEMBERSHIP. The Association shall have one (1) class of voting membership. The membership shall consist of the thirty five (35) deeded homes.

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.

Section 3. ANNUAL MEETINGS. Annual meetings of the Members shall be held on the date and at such hour as may be determined by the Board of Directors.

Section 4. SPECIAL MEETINGS. Special meetings of the Members may be called at any time by the President or by the Board of Directors or upon written request of at least one-third (1/3) of the Members, who are entitled to vote. 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 MEMBERSHIP MEETINGS. It shall be the duty of the Secretary to send by regular mail, E-Mail, or otherwise cause to be personally delivered to every member entitled to vote, a notice of each annual or special meeting of the Members stating the purpose of the meeting, as well as the time and place where it is to be held. If a Member wishes notice to be given at an address other than the official address registered by the Member with the Association, said Member shall have so designated by notice in writing to the Secretary such other address. The mailing or other delivery of notice of a meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) or more than thirty (30) days before a meeting unless otherwise provided in these Bylaws.

Section 6. WAIVER OF NOTICE. Waiver of notice of any meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice. Attendance at a meeting by a Member, whether in person or by proxy, shall be deemed waiver by such Member of notice of the time, date and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall 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 any 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 Members who are present at such meeting, either in person or by proxy, may adjourn the meeting, to a time not more than thirty (30) days from the time the original meeting was called. All members shall be notified of the time and place for the recalled meeting. At such adjourned 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 the adjourned meeting is not fixed by those in attendance at the original meeting or if, for any reason, a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members.

The 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 Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of the number of Members required to constitute a quorum. In the event that a meeting is recessed for any reason, no additional notice shall be required.

Section 8. VOTING. The voting rights of the members shall be as set forth in the Declaration, and such voting rights provision are specifically incorporated herein.

Section 9. PROXIES. At all meetings of Members, each Member may vote in person or by proxy. A proxy may be given to any Member of the Association. Any proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. No proxy shall be valid for longer than ninety (90) days after the date of the first meeting for which it was given. All proxies shall be in writing and filed with the Secretary at least twenty-four (24) hours before the appointed time of each meeting. Proxies, which are filed without designating the name of the proxy holder, shall be considered null and void. Every proxy shall be revocable at any time at the pleasure of the Member executing it and shall automatically cease upon conveyance by the Member of his or her Property or, in the case of a Member holding title as an individual, upon receipt of notice by the Secretary of the death or judicially declared incompetence of that member. A proxy or ballot may provide an opportunity to specify approval or disapproval with respect to any proposal. The Board of Directors may authorize the issuance of absentee ballots in its sole discretion and may be consolidated with the proxy into a single document.

Section 10. MAJORITY. As used in these Bylaws, the term "majority" shall mean those votes by Members as the context may indicate, totaling more than fifty (50) percent of the total number.

Section 11. Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence in person or by proxy of a majority of the votes outstanding shall constitute a quorum at all meetings of the Association. In the event a quorum is not present, another meeting may be called subject to the same notice requirement for the same purpose as originally stated, and the required quorum at the subsequent meeting shall be one-third (1/3) of the total outstanding.

Section 12. CONDUCT OF MEETINGS. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meetings and record in a minute book all resolutions adopted at the meetings, as well as a record of all transactions occurring thereat. In the event that the President is unavailable, the Vice President shall act in the President's place instead. In the case of successive unavailability, the Secretary or Treasurer, in that order, shall preside over the meeting.

ARTICLE III

A. BOARD OF DIRECTORS

Section 1. GOVERNING BODY, COMPOSITION. The affairs of the Association shall be governed by a Board of Directors. The directors shall be members of the Association.

Section 2. NUMBER OF DIRECTORS. The number of Directors on the Board shall be an uneven number of not less than three (3) nor more than seven (7), as the Board of Directors may determine from time to time by resolution.

Section 3. ELECTION OF DIRECTORS. The Nominating Committee will propose nominees. Any Member shall be permitted to submit his/her name for consideration, and nominations may be permitted from the floor at the time of the election. When five (5) Directors are to serve, the five nominees receiving the greatest number of votes will be declared elected to serve on the Board.

Section 4. ELECTION OF GOVERNOR. The Governor shall be elected for a term of two (2) years at a meeting to be determined by the Board. The Nominating Committee will propose nominees. Any Member, other than a Board Member, shall be permitted to be nominated for Governor, and/or to submit his/her name for consideration, and nominations may be permitted from the floor.

Section 4. TERM OF OFFICE. Directors shall be elected at the Annual Meeting to serve for a term of one year, or until a qualified successor has been elected.

Section 5. VOTING PROCEDURE FOR DIRECTORS. The selection of the Board shall be at the Annual Meeting of the Association. At such election, the Members and their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provision of the Declaration. The members receiving the greatest number of votes shall be elected. Cumulative voting shall not be permitted. Their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration.

B. MEETINGS

Section 1. ANNUAL MEETINGS. Each year, the first meeting of the members of the Board of Directors shall be held within ten (10) days after each annual meeting of the Members of the Association, at such time and place as shall be fixed by the Board. Each annual meeting shall take place not more than thirty (30) days prior to the end of the fiscal year, nor less than twenty-one (21) days prior to the end of same.

Section 2. 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 meeting shall be held during each calendar year with at least one (1) per quarter. All members are to receive proper notice of the time and place of said meeting, not less than forty-eight (48) hours prior to the meeting, provided however, that notice of a meeting need not be given to any Director who may sign a waiver of notice or written consent to holding of the meeting.

Section 3. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association, or by a majority of the members of the Board of Directors. Proper notice shall be given to each member specifying the time and place of the meeting and the nature of any special business to be considered. The notice shall be given not less than forty-eight (48) hours prior to the scheduled time of the meeting and shall be posted in a prominent place.

Section 4. WAIVER OF NOTICE. The transactions of any meeting 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) Quorum is present.
- (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 of 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 5. 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. At an adjourned 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 6. COMPENSATION. No Director shall receive any compensation from the Association for acting in such capacity or capacities.

Section 7. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors and the Secretary shall keep a minute book for 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. In the event that the President is unavailable, the Vice President shall act in the President's place instead. In the case of successive unavailability, the Secretary or Treasurer, in that order, shall preside over the meeting. Members of the Board shall be deemed present in person at a meeting of such Board if a conference telephone or similar communications equipment is used by means of which all persons participating in the meeting can hear each other at the same time.

Section 8. OPEN MEETINGS. 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 authorized by the President or other Officer or Director presiding over the meeting.

Section 9. EXECUTIVE SESSION. The Board may adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and other business of a similar confidential nature.

Section 10. ACTION WITHOUT FORMAL MEETING. Any action to be taken at a meeting of the Board may be taken without a meeting if, a consent in writing setting forth the action so taken is signed by all of the Directors. An explanation of the action taken shall be given to the Members within three (3) days after the written consents of all the Board members have been obtained, except for items discussed in executive session.

C. POWERS AND DUTIES

Section 1. 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 perform all acts and things as are not, by the Declaration, Articles, or these Bylaws, directed to be done and exercised exclusively by the Members.

In addition to the duties imposed by these Bylaws 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, by way of explanation, but not limitation:

- (a) Preparation and adoption of an annual budget in which there shall be established the contribution of each Member to the Common Expenses.

- (b) Making general, special and emergency special assessments to defray the Common Expenses, establishing the means and methods of collecting such Assessments, all as more particularly set forth in the Declaration. Unless otherwise determined by the Board of Directors, the annual assessment against the proportionate share of the Common Expenses shall be due and payable by each Member in quarterly installments. All general and special assessments shall be equal, regardless of the house or lot size.**
- (c) Collecting the assessments, depositing the proceeds thereof in a Board approved financial institution, and using the proceeds to administer the Association.**
- (d) Opening of bank accounts on behalf of the Association and designating the signatories required, which shall be a minimum of two (2) among the Treasurer, President, Vice President, and Secretary of the Board of Directors.**
- (e) Providing for the operation, care, upkeep and maintenance of all of the Common Areas.**
- (f) Designating, hiring, and dismissing the personnel for the Association which is necessary for its maintenance, operation, repair and replacement of the Common Areas and, where appropriate, providing for the compensation of such personnel, and for the purchase of equipment, supplies and materials to be used by such personnel in the performance of their duties.**
- (g) Making and amending Rules and Regulations.**
- (h) Making or contracting for repairs, additions and improvements to, or alterations of, the Common Areas in accordance with the other provisions of the Declaration and these Bylaws, after damage or destruction by fire or other casualty.**
- (i) Enforcing by legal means the provisions of the Declaration, these Bylaws and any Rules and Regulations adopted by it and bringing any proceedings that may be instituted by the Association on behalf of or against the Members.**
- (j) Obtaining and carrying 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 Members and their mortgagees, their duly authorize agents, accountants or attorneys, during reasonable business hours on working days as may be determined by**

the Directors. All books and records shall be kept in accordance with generally accepted accounting practices.

- (k) Obtaining and carrying insurance against casualties and liabilities, as may be available, as provided in the Declaration, and paying the premium costs thereof.

Section 2. MANAGEMENT AGENT

- (a) The Board of Directors, with the approval of the majority of the members of the Association, may employ for the Association, a professional management agent or agents at compensation established by the Board of Directors to perform such duties and services as the Board shall authorize. The Board of Directors may delegate to the management agent or manager, subject to the Board of Directors' supervision, all of the powers granted to the Board of Directors by these Bylaws, except (a), (b), (d), (g), and (i), of Section 1. POWERS.
- (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 a termination fee upon thirty (30) days written notice.
- (c) No remuneration shall be accepted by the management agent from vendors, independent contractors or others providing goods or services to the Association, whether in the form of commissions, finders' fees, service fees, prizes, gifts, or otherwise. Anything of value received shall benefit the Association.
- (d) Any financial or other interest which the management agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors.

Section 3. ACCOUNTS AND REPORTS.

The following management standards of performance will be followed unless the majority of the members, by resolution, specifically determine otherwise:

- (a) Accounting and controls should conform with established American Institute of Certified Public Accountants (AICPA) guidelines and principles. A segregation of accounting duties should be maintained and disbursements by check.
- (b) Any and all accounts of the Association shall not be commingled with any other accounts.
- (c) Annual financial reports shall be prepared for the Board of the

Association containing a balance sheet as of the last day of the Association's fiscal year, and an income statement for said fiscal year, which shall be distributed to the Board within ninety (90) days after the close of the fiscal year.

Section 4. **BORROWING** The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of any Common Area and facilities, with the approval of the Members of the Association.

Section 5. **RIGHTS OF THE ASSOCIATION.** With respect to the maintenance of the Common Areas or other Association responsibilities and in accordance with the Articles of Incorporation and the Declaration, the Association shall have the right to contract, with any person or entity, 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, the Master Association, or other Associations or Condominium Associations. Such agreements shall require the consent of two-thirds (2/3) of the total votes of all Directors of the Association.

Section 6. **HEARING PROCEDURE.** The Board shall not impose a fine (a late charge does not constitute a fine) or suspend voting rights of a Member or occupant for violations of these Bylaws unless and until the procedure set forth in the Declaration is followed.

ARTICLE IV

OFFICERS AND POA GOVERNORS

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 as it shall deem desirable, such officers to have the authority and to 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. Each officer shall be elected from among the members of the Board of Directors. No Board member shall be a POA Governor simultaneously with service on the Board.

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 following each election meeting of the Members. A vacancy in any office arising because of death, resignation, and removal or otherwise, may be filled by the Board for the unexpired portion of the term. A vacancy in the POA Governorship may likewise be filled by appointment by the Board until the Members, at the next election meeting of the Members, can elect a new POA Governor.

Section 3. REMOVAL. Any Director or Governor may be removed by a majority vote of the Board of Directors whenever, in its judgment, the best interests of the Association will be served thereby.

Section 4. POWERS AND DUTIES.

(a) 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 imposed upon them 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 in such other manner as deemed appropriate by the Board.

(b) The Governor shall attend Egret Point membership meetings to discuss current issues that may arise.

Section 5. RESIGNATION. Any Officer or Governor 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. The acceptance of such resignation shall not be necessary to make it effective.

Section 6. AGREEMENTS, CONTRACTS, DEEDS, AND LEASES. All agreements, contracts, deeds, leases, and other instruments of the Association, shall be executed by at least two (2) officers, or by such other person or persons as may be designated by resolution of the Board of Directors.

ARTICLE V

COMMITTEES

Committees shall perform such tasks and serve for such periods as may be designated by a resolution adopted by a majority of the Directors. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall operate at the will of the Board of Directors. Committee Chairs shall be appointed by the President, and Committee Members shall be appointed by the Committee's Chair and the President.

Standing Committees are the Architectural Review Board and the Covenants Compliance Committee.

ARTICLE VI

MISCELLANEOUS

Section 1. FISCAL YEAR. The fiscal year of the Association shall be the Calendar Year.

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 Declaration, the Articles of Incorporation or these Bylaws.

Section 3. CONFLICTS. If there are conflicts or inconsistencies between the provisions of the Florida law, the Declaration, the Articles of Incorporation and these Bylaws, the provisions of Florida law, the Declaration, the Articles of Incorporation, and the Bylaws (in that order) shall prevail.

Section 4. BOOKS AND RECORDS.

(a) Inspection by Members: The membership register, book of accounts, and minutes of meetings of the Members, the Board and committees shall be made available for inspection and copying by any Member of the Association, or by its duly appointed representative, at any reasonable time and for a purpose reasonably related to their interests, at the office of the Association, or at such other place within River Bridge as the Board shall prescribe.

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

- (1) Notice to be given to the Custodian of the records by any authorized person desiring to make the inspection;**
- (2) Hour and days of the week when such an inspection may be made;**
- (3) Payment of the cost of reproducing copies of documents requested by any authorized person.**

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 copies of documents at the expense of the Association.

Section 5. Notices. Unless otherwise provided in these Bylaws, all notices, demands, bills, statements, or other communications under these Bylaws, shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by regular mail:

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

Section 6. Validity. If any provision of these Bylaws, or part thereof, shall be adjudged invalid, or become unenforceable in law or in equity, the same shall not affect the validity of any other provision or part thereof and the remaining provisions of this instrument shall nevertheless be and remain in full force and effect.

These Bylaws of the Egret Point Homeowners' Association, Inc., pages one through twelve, have been approved at a meeting on the 30th day of April, 2007, by the Board of Directors of Egret Point Homeowners' Association, Inc.

EGRET POINT HOMEOWNERS' ASSOCIATION, INC.

Attest: *Nancy Kelso* By: *James Willis*
Nancy Kelso James Willis
Secretary President

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared James Willis and Nancy Kelso, who identified themselves as President and Secretary, respectively, of Egret Point Homeowners' Association, Inc., and acknowledge that they executed this document of behalf of said Homeowners' Association .

WITNESS my hand and official seal this 1st day of May, 2007.

Jean E. Berger

Notary Public
State of Florida
My Commission Expires:

(SEAL)

