

BY-LAWS
THE MEADOWS WEST ASSOCIATION, INC.

ARTICLE I. NAME

The name of the corporation shall be THE MEADOWS WEST ASSOCIATION, INC., a non-profit corporation hereinafter referred to as THE ASSOCIATION filed May 15, 1991, with the Florida Dept. of State and assigned #N43411.

ARTICLE II. OBJECTIVES

THE ASSOCIATION shall administer the operation and maintenance of the common areas of the development and collect from the owners and pay all common expenses such as maintenance of the common area up to and including mowing and edging of all lawns, community water lines and pumps, all exterior fences erected by the developer, painting and cleaning of exterior walls and woodwork, monthly interior bug spray service and, if necessary, city water, sewer and garbage collection charges, cable TV, fire and extended coverage and liability insurance and any other services or repairs necessary to maintain the common areas. THE ASSOCIATION shall have all of the power and duties set forth in the **Declaration of Restrictions of Real Estate** made by MEADOWS WEST 50, Inc., recorded in Official Record Book 3113, pages 3518-3521.

ARTICLE III. MEMBERSHIP & VOTING

All persons hereafter owning an interest in any of the lots in the development and which interest is evidenced by recordation of a proper instrument in the public records of Brevard County, Florida, shall automatically be members of the Association and their membership shall terminate when they no longer own such interest. The owner or owners of each lot shall be entitled to cast one vote per lot.

ARTICLE IV. OFFICERS AND DIRECTORS

Section 1. The elected officers of the Association shall be President, Vice President, Secretary and Treasurer. *[It was affirmed in the General Membership Mtg. of 10-23-08 that renters may hold office.]*

Elected officers shall also serve as directors. Officers and directors shall be elected at the annual meeting (held in February) and shall hold office for one (1) year, or until their successors are elected.

Section 2. A vacancy in the office of president, vice president, secretary, treasurer or director shall be filled by vote of the board of directors.

ARTICLE V. GENERAL MEETING

Section 1. A regular meeting of THE ASSOCIATION shall be held each year and at any other time deemed necessary by your Board.

Section 2. Voting representatives of thirty (30%) percent of the units of THE ASSOCIATION must be represented by their owners at a general membership meeting to constitute a quorum, provided that at least three (3) officers or directors are present. Fifty-one (51%) percent of ballots cast will constitute a majority vote. *[NOTE: The text of the 'RESTRICTION OF REAL ESTATE' is unclear as to the permissibility of proxy voting, so it was affirmed in the General Membership Mtg. of 07-08-96 that Proxy voting not be permitted. However this was rescinded on 1-20-01 when homeowners amended the By-laws to allow proxy, but not absentee, voting.]*

ARTICLE VI. PARLIAMENTARY AUTHORITY

The rules contained in "Roberts Rules of Order Newly Revised" shall govern THE ASSOCIATION in all cases to which they are applicable and to the extent they are not inconsistent with these By-laws.

ARTICLE VII. AMENDMENTS TO THE BY-LAWS

These by-laws may be amended by a majority vote at any general meeting provided the amendment has been approved by the Board of Directors and has been sent to each member of THE ASSOCIATION fifteen (15) days prior to the meeting.

ARTICLE VIII. RULES AND REGULATIONS

These regulations are in accordance with Section 4 of the deed restrictions for Meadows West.

[A] The cost of maintenance service and other operating expenses are currently at \$50 per month when paid up in advance for each six month period beginning in January and July. *[The dollar figure has been changed over the years by the General Membership. This information is on file with THE ASSOCIATION].* As per original by-laws text, the charge is \$5.00 more if payments are made monthly. *[The extra \$5.00 monthly charge was dropped on June 26, 2006 by unanimous vote of the membership, since it put unnecessary hardship on those least able to bear it.]* Payment is due on the first of the month in question and considered late after the fifth of the month. Late payments are subject to a \$25 penalty. Checks may be left in the Association box or mailed to: THE MEADOWS WEST ASSOCIATION, INC., 4551 Memory Lane, Titusville, FL 32760.

[B] Oversize vehicles such as motor homes, travel trailers or boats and boat trailers may not be parked in the complex for more than twenty-four (24) hours.

[C] Fences are permitted in the back lots of perimeter building lots only. Requests to erect a fence must be submitted in writing to the Board of Directors. Any added fences must have an ingress and egress to accommodate the carrying out of lawn maintenance. Each property owner is responsible for his own fence.

[D] A speed limit of 15 mph is to be observed. *[The speed limit was reduced to 5 mph by vote of the membership on July 13, 2004.]*

[E] No pets are allowed to run at large. Owners must clean up their droppings immediately.

[F] Wrap all garbage and crush all boxes before depositing in dumpster.

[G] If you need more than your two (2) spaces for parking, you should make arrangements with a neighbor and use a neighbor's unused space.

[H] No auto repairs, except of an emergency nature, may be made.

[I] Owners with tenants are responsible for their tenants' compliance with these By-laws and also the Deed Restrictions. Before renting the unit out, a background check of prospective tenants must be seen and approved by a member of the Board of Directors. *[Per motion of the General Membership Meeting. of Feb. 23, 2010, a copy of each new lease should be provided so that THE ASSOCIATION has a record of who and how many live in each unit. There should be no more than four occupants living in one unit.]*

[J] All property owners must furnish on-going evidence of 'proof of insurance' to THE ASSOCIATION on the anniversary date of the purchase of the home.

[K] A cap of \$300 per expenditure other than regular maintenance costs cannot be made by THE ASSOCIATION except by approval of the Board of Directors and a General Membership Mtg.

[L] *[Per motion of the General Membership Meeting. of Dec. 6, 1996, no skateboarding, roller skating or recreational bicycling is allowed, due to the danger from traffic.]*

ARTICLE IX FINANCIAL OBLIGATIONS

Section 1. Any action by the membership resulting in either a special assessment of over \$200.00 or also any private cost of over \$200.00 to any one member, must be announced in a letter in advance of the meeting at which the final vote on the action is to be done.

Section 2. *[In view of changes in CHAPTER 2007-173, LAWS OF FLORIDA, it was affirmed in the General Membership Meeting of 10-23-08 that THE ASSOCIATION is authorized to charge a purchaser or lien holder a fee of up to \$150.00 for providing good faith responses to requests for information (other*

than that required by law), plus the reasonable costs of photocopying and any attorney's fees incurred by THE ASSOCIATION in connection with the response.]