

SUBSTANTIAL RE-WORDING.
SEE GOVERNING DOCUMENTS FOR CURRENT TEXT.

**AMENDED AND RESTATED BYLAWS
OF
BAYOU POINTE HOMEOWNERS ASSOCIATION, INC.**

ARTICLE I. NAME AND LOCATION

The name of the corporation is **BAYOU POINTE HOMEOWNERS ASSOCIATION, INC.** Meetings of members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

ARTICLE II. DEFINITIONS

SECTION 1 – “Association” shall mean and refer to **BAYOU POINTE HOMEOWNERS ASSOCIATION, INC.**, its successors and assigns.

SECTION 2 – “Common Area” shall mean all real property maintained by the Association for the common enjoyment of the owners.

SECTION 3 – “Declaration” shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the subdivision and recorded on November 15th, 1994, in the Public Records of Pinellas County, Florida, in Official Records Book: 8840, at Page 626, as amended.

SECTION 4 – “Lot” shall mean and refer to any plot of land shown on the recorded subdivision plan with the exception of the Common Area.

SECTION 5 – “Member” shall mean and refer to any person entitled to membership in the Association as provided in the Declaration.

SECTION 6 – “Owner” shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any lot which is a part of the subdivision, including contract sellers, but excluding those holding title merely as security for the performance of an obligation.

SECTION 7 – “Subdivision” shall mean and refer to that certain tract of real property described in the Declaration, and such additions thereto as may be brought within the jurisdiction of the Association pursuant to the provisions of the Declaration.

ARTICLE III. MEETINGS OF MEMBERS

SECTION 1 - ANNUAL MEETINGS. Annual meetings of members shall be held on any day of February of each year at a time designated by the Board of Directors.

SECTION 2 - SPECIAL MEETINGS. Special meetings of members may be called at any time by the President or by the Board of Directors, or on written request of members who are entitled to vote one-fourth (1/4) of all votes of the membership.

SECTION 3 - NOTICE OF MEETINGS. Notice of each meeting of members shall be given by, or at the direction of, the Board, by mailing a copy of such notice, postage prepaid, or electronically transmitted if the member has consented, in writing, to receive notice by electronic transmission, at least fourteen (14) days but not more than fifty (50) days before such meeting to each member entitled to vote at the mailing address or email address, where applicable, on file with the Association. Such notice shall specify the day, hour, and place of the meeting, and in the case of a Special Meeting, the purpose of the meeting.

SECTION 4 - QUORUM. The presence at the meeting, in person or by proxy, of members entitled to cast a majority of the votes of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declaration, the Articles of Incorporation, or these Bylaws. If a quorum is not present at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present.

SECTION 5 - PROXIES. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Board of Directors. Proxies will be valid only for meeting date identified on such proxy.

ARTICLE IV. BOARD OF DIRECTORS NUMBER, TERM OF OFFICE, REMOVAL

SECTION 1 - NUMBER. The affairs of the Association shall be managed by a Board of three (3) Directors, who shall be members of the Association. The three (3) offices to be filled will be President, Vice President and Treasurer.

SECTION 2 - TERM OF OFFICE. Each office shall be for a term of two (2) years, not to exceed 2 consecutive terms.

SECTION 3 – REMOVAL. Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation, or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

SECTION 4 – COMPENSATION. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE V. BOARD OF DIRECTORS NOMINATION AND ELECTION

SECTION 1 – NOMINATION. Nomination for election to the Board of Directors shall be by the Board of Directors. However, nominations may also be made from the floor of any annual meeting of members.

SECTION 2 – ELECTION. Election to the Board of Directors shall be by secret written ballot at the annual meeting. At such election, the members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Persons receiving the largest number of votes shall be elected.

ARTICLE VI. BOARD OF DIRECTORS – MEETINGS

SECTION 1 – REGULAR MEETINGS. Meetings of the Board will be announced to the entire Association by way of mailing a copy of such notice, postage prepaid, or electronically transmitted if the member has consented, in writing, to receive notice by electronic transmission. Notices of all board meetings must be posted in a conspicuous place in the community at least forty-eight (48) hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the community, notice of each board meeting must be mailed or delivered to each member at least seven (7) days before the meeting, prior to the meeting, including place, date and hour, except in an emergency.

SECTION 2 – SPECIAL MEETINGS. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors, after not less than three (3) days' notice to each Director.

SECTION 3 – QUORUM. A majority of the Directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of Directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the Board.

ARTICLE VII. BOARD OF DIRECTORS POWERS AND DUTIES

SECTION 1 – POWERS. The Board of Directors shall have power to:

- a. Adopt and publish rules and regulations governing the use of the Common Areas, and facilities including the personal conduct of the members and their guests thereon, and to establish penalties for infractions of such rules and regulations.
- b. Suspend the voting rights of any member during any period in which such member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty (30) days for infraction of published rules and regulations.

- c. Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the Association and not specifically reserved to the membership by the Declaration, Articles of Incorporation, or by any other provisions of these Bylaws.
- d. Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent from three (3) consecutive meetings of the Board of Directors, and
- e. Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

SECTION 2 – DUTIES. It shall be the duty of the Board of Directors to:

- a. Cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at each annual meeting, or at any special meeting at which such statement is requested in writing by one-fourth of the members entitled to vote thereat;
- b. Supervise all officers, agents, and employees of the Association and see to it that their duties are properly performed;
- c. As more fully provided in the Declaration, to:
 - 1. Fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment due date;
 - 2. Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment due date, and
 - 3. Foreclose the lien against any property for which assessments are not paid within ninety (90) days after the due date, or to bring an action at law against the owner personally obligated to pay the same.
- d. Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board may impose a reasonable charge for the issuance of these certificates;
- e. Procure and maintain adequate liability and hazard insurance on all property owned by the Association;
- f. Cause all officers and employees having fiscal responsibilities to be bonded, as it may deem appropriate, and
- g. Cause the Common Area to be maintained.

ARTICLE VIII. OFFICERS AND THEIR DUTIES

SECTION 1 – ENUMERATION OF OFFICES. The officers of the Association shall be a President, Vice President and Treasurer who shall at all times be members of the Board.

SECTION 2 – ELECTION OF OFFICERS. The election of officers shall take place at each annual meeting of members.

SECTION 3 – TERM. The officers of the Association shall be elected to the Board annually as needed. Each shall hold office for a term of two (2) years, not to exceed two (2) consecutive terms, unless the officer shall sooner resign, or shall be removed or otherwise be disqualified to serve.

SECTION 4 – SPECIAL APPOINTMENTS. The Board may elect such other officers as the affairs in the Association may require, each of whom shall hold office for a period, have such authority, and perform such duties as the Board may, from time to time, determine.

SECTION 5 – RESIGNATION AND REMOVAL. Any officer may be removed from office by the Board at any time with or without cause. Any officer may resign at any time by giving written notice to the Board of Directors. Such resignation shall take effect on the date of 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 – VACANCIES. A vacancy in any office may be filled by appointment of the Board. The officer appointed to such vacancy shall serve for the unexpired term of the officer he replaces.

SECTION 7 – MULTIPLE OFFICES. No personnel shall simultaneously hold more than one of any of the other offices, except in the case of special offices created pursuant to Section 4 of this Article.

SECTION 8 – DUTIES. The duties of the officers are as follows:

- a. President. The President shall preside over all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and shall co-sign all checks and promissory notes. The President shall also record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; serve notice of meetings of the Board and of members; keep appropriate current records showing the members of the Association together with their addresses; and perform such other duties as may be required by the Board or by law.
- b. Vice President. The Vice President shall act in the place of the President in the event of his absence, inability, or refusal to act, and shall exercise and

discharge such other duties as may be required of him by the Board. The Vice President shall also serve as Chairperson of the Architectural Review Committee (ARC) and shall maintain original copies of approved ARC forms and associated sample documentation.

- c. Treasurer. The Treasurer shall receive and deposit into the appropriate bank account all funds of the Association, and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association, shall keep proper books of account; and shall prepare an annual budget and statement of income and expenditures, a copy of which documents shall be delivered to each member, and a report on which shall be given at the regular annual meeting of members.

ARTICLE IX. COMMITTEES

The Board of Directors shall appoint an Architecture Review Committee, as provided in the Declaration and these Bylaws. In addition, the Board of Directors may appoint such other committees as it may deem appropriate in the performance of its duties.

ARTICLE X. ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien on the property against which such assessments are made. Any assessments not paid when due are considered delinquent. If an assessment is not paid within ninety (90) days after the due date, the assessment bears interest from the date of delinquency at the rate of fifteen percent (15%) per annum, and the Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against his property. Interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of any assessment due. No owner may waive or otherwise escape liability for assessments by non-use of the Common Area or abandonment of his lot.

ARTICLE XI. BOOKS AND RECORDS; INSPECTION

The books, records, and papers of the Association shall be subject to inspection by any member during ordinary business hours. The Declaration, Articles of Incorporation, the Bylaws of the Association shall be available for inspection by any member at a location to be determined by the Board of Directors, where copies shall be made available for sale at a reasonable price.

ARTICLE XII. FISCAL YEAR

The fiscal year of the Association shall be by calendar year.

ARTICLE XIII. AMENDMENTS

These Bylaws may be amended, at a regular or special meeting of members, by affirmative vote of two-thirds (2/3) of members present in person or by proxy.

ARTICLE XIV. CONFLICTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XV. INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and Officer for the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or settlement thereof in which he may become involved, by reason of his being or having been an Officer of the Association. This indemnification shall apply whether or not he is an Officer at the time such liabilities or expenses are incurred, except in cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. In the event of a settlement, the indemnification established herein shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Officer may be entitled. The Board of Directors of the association shall have the power to purchase and maintain insurance to cover such indemnification.

The undersigned, as President and Vice-President of the Corporation, acknowledge that the foregoing is a true and correct copy of the Bylaws which were duly adopted by the members of the Association in accordance with the provisions of these Bylaws.

BAYOU POINTE HOMEOWNERS ASSOCIATION, INC.

By: _____
CHRISTINE DAVIAU

Its: President

And

By: _____
GREG SZENAS

Its: Vice President