

Rules of the Steinhatchee Ancient Oaks Property Owners Association, Inc.

The following set of rules were approved by the general membership or Board of Directors of the Steinhatchee Ancient Oaks Property Owners Association, Inc. for the purpose of enabling the enforcement of the Bylaws and Covenants of the Association and to provide for the enjoyment, safety, security, and protection of all members of the Association.

1. Anyone operating an aircraft on the common areas of the Steinhatchee Ancient Oaks Property Owners Association, Inc., including property owners and guests, is required to carry liability insurance on the aircraft. (Adopted on 4/21/2012).
2. Property owners are responsible for the actions and damages caused by their guests. (Adopted on 4/21/2012).
3. The action schedule for delinquent dues shall be as follows:
 - a. Invoices for dues are issued by November 1.
 - b. The deadline for payment is November 30.
 - c. Late notices are sent December 31.
 - d. Liens for late dues are filed on February 1.
 - e. Letters warning that collection will be turned over to an attorney are sent March 1.
 - f. The attorney sends notice of intent to foreclose March 30.
 - g. Adopted at the Board of Directors meeting on 10/20/2012.
4. The entrance gate is closed 24/7. Gate openers are issued to delivery, waste, and other contractors. Emergency providers have the gate code. A 3rd code is available on the keypad that property owners may give to persons who may enter to visit their lot. Additional gate openers are available from the Board for a \$25 deposit. (Adopted at the Board of Directors meeting on 10/20/2012).

Dated

10/23/2012

Steinhatchee Ancient Oaks
Property Owners Association, Inc.

By:

Dale Perry
Dale Perry, Vice President

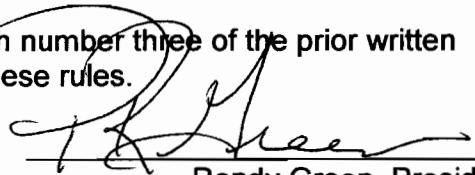
Allen Rice
Allen Rice, Secretary

**FIRST AMENDED RULES OF
STEINHATCHEE ANCIENT OAKS PROPERTY OWNERS ASSOCIATION, INC.**

The following rules were approved by the Board of Directors of Steinhatchee Ancient Oaks Property Association, Inc. during a properly noticed board meeting with a quorum present, and without opposition, on the 15th day of September, 2013 for the purpose of assessing and collecting expenses, for administering and maintaining common areas of the association and to perform all acts and duties necessary for the protection, preservation and improvement of the association and the subdivision and for the mutual benefit of the members:

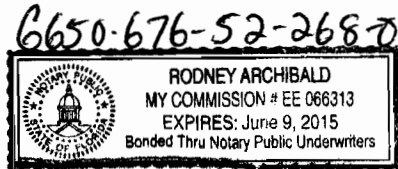
1. Members have the right to attend all meetings of the board and committees except for meetings with the association attorney where either matters of attorney-client privilege or personnel will be discussed.
2. At board and member meetings, members have the right to speak once on any matter on the agenda for three (3) minutes as long as they have placed their name on the sign-up sheet before the meeting starts.
3. The official records of the association may be inspected at any time on the official association website, www.AncientOaks.net. Copies of all official records can be made by downloading the documents from the website. A hard copy will still be available upon written request. A reasonable fee may be charged for creating and maintaining passwords.
4. Printed copies of documents will be provided by the association within ten (10) days of a written request at a cost of \$0.25 per page up to 25 pages, if more than 25 pages, the actual cost of printing by an outside vendor. Payment of the estimated cost is due in full at the time of the request.
5. Assessments are due thirty (30) days from the mailing date of the first invoice or statement.
6. There is a \$100.00 late fee for assessments that are more than forty five (45) days past due.
7. Liens will be filed for non-payment of assessments forty five (45) days after a late notice is mailed to the owner and will include charges for \$100.00 late fee, filing fees, 18% interest, costs and attorney's fees.
8. Regular assessments that are more than ninety (90) days past due will result in a loss of voting rights and use of common areas until payment is made current.
9. Violations of the bylaws, of declarations of covenants or of rules may result in a reasonable suspensions of right of the violating member(s), or their tenant guest or invitee, to use common areas, not including roadways for in/egress. Additionally such violation may result in a fine of \$100.00 per violation per day and up to \$1,000.00 maximum fine plus attorney's fees and costs.
10. After 90 day delinquency in payment, an additional monetary obligation shall be added.

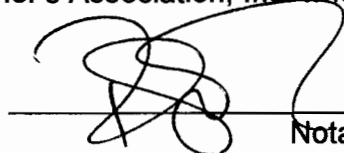
- 11. Any Violations will be reviewed by a committee of three (3) non-board members. (after 14 day notice)
- 12. Suspension of rights must be heard and approved at a properly noticed board meeting.
- 13. Within 90 days after being elected or appointed to the board, each director shall certify in writing to the secretary of the association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members.
- 14. These rules are meant to supersede paragraph number three of the prior written rules to the extent they are inconsistent with these rules.


 Randy Green, President

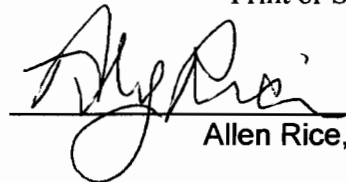
STATE OF FLORIDA
 COUNTY OF Hillsborough

ACKNOWLEDGED before me on this 1st day of October, 2013 by Randy Green as President of Steinhatchee Ancient Oaks Property Owner's Association, Inc. who is personally known to me.



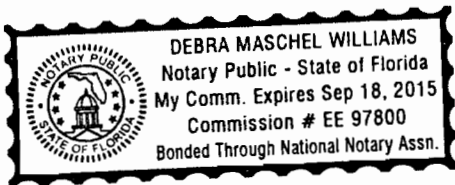

 Notary Signature

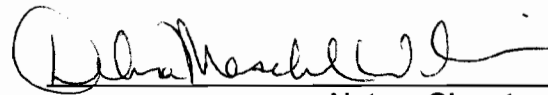
Print or Stamp Name


 Allen Rice, Secretary

STATE OF FLORIDA
 COUNTY OF Taylor

ACKNOWLEDGED before me on this 7th day of October, 2013 by Allen Rice as Secretary of Steinhatchee Ancient Oaks Property Owner's Association, Inc., who is personally known to me.




 Notary Signature

Debra Maschel Williams
 Print or Stamp Name

**SECOND AMENDED RULES OF
STEINHATCHEE ANCIENT OAKS PROPERTY OWNERS ASSOCIATION, INC.**

The following rules were approved by the Board of Directors of Steinhatchee Ancient Oaks Property Association, Inc. during a properly noticed board meeting with a quorum present, on the 9 day of Nov, 2013 for the purpose of assessing and collecting expenses, for administering and maintaining common areas of the association and to perform all acts and duties necessary for the protection, preservation and improvement of the association and the subdivision and for the mutual benefit of the members:


1. Members have the right to attend all meetings of the board and committees except for meetings with the association attorney where either matters of attorney-client privilege or personnel will be discussed.
2. At board and member meetings, members have the right to speak once on any matter on the agenda for three (3) minutes as long as they have placed their name on the sign-up sheet before the meetings starts.
3. The official records of the association may be inspected at any time on the official association website, www.AncientOaks.net. Copies of all official records can be made by downloading the documents from the website. A hard copy will still be available upon written request. A reasonable fee may be charged for creating and maintaining passwords.
4. Printed copies of documents will be provided by the association within ten (10) days of a written request at a cost of \$0.25 per page up to 25 pages, if more than 25 pages, the actual cost of printing by an outside vendor. Payment of the estimated cost is due in full at the time of the request.
5. Assessments are due thirty (30) days from the mailing date of the first invoice or statement.
6. There is a \$25.00 late fee for assessments that are more than forty five (45) days past due
7. Liens will be filed for non-payment of assessments forty five (45) days after a late notice is mailed to the owner and will include charges for \$25.00 late fee, filing fees, 18% interest, costs and attorney's fees.
8. Regular assessments that are more than ninety (90) days past due will result in a loss of voting rights and use of common areas (in accordance with Fla. Sta. 720.305(a)) until payment is made current.

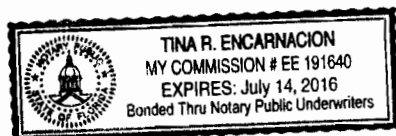
9. Violations of the bylaws, of declarations of covenants or of rules may result in a reasonable suspensions of right of the violating member(s), or their tenant guest or invitee, to use common areas, not including roadways for in/egress. Additionally such violation may result in a fine of \$100.00 per violation per day and up to \$1,000.00 maximum fine plus attorney's fees and costs.
10. After 90 day delinquency in payment, an additional monetary obligation shall be added.
11. Any Violations will be reviewed by a committee of three (3) non-board members. (after 14 day notice)
12. Suspension of rights must be heard and approved at a properly noticed board meeting
13. Within 90 days after being elected or appointed to the board, each director shall certify in writing to the secretary of the association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members.
14. These rules are meant to supersede paragraph number three of the prior written rules to the extent they are inconsistent with these rules.


Randy Green, President

STATE OF FLORIDA
COUNTY OF Hillsborough

ACKNOWLEDGED before me on this 12 day of Nov, 2013 by Randy Green as President of Steinhatchee Ancient Oaks Property Owner's Association, Inc. who is personally known to me.


Notary Signature
Tina R Encarnacion
Print or Stamp Name



Allen Rice
Allen Rice, Secretary

STATE OF FLORIDA
COUNTY OF Hillsborough

ACKNOWLEDGED before me on this 9th day of November, 2013 by Allen Rice as Secretary of Steinhatchee Ancient Oaks Property Owner's Association, Inc., who is personally known to me.

Phyllis A. Green
Notary Signature

Print or Stamp Name

