

**Revived Declaration of Restrictions
and Protective Covenants**
Steinhatchee Ancient Oaks Property Owner's Association, Inc.

**Composite
EXHIBIT "B"**

Existing By-Laws and Amendments

OF

STEINHATCHEE ANCIENT OAKS PROTERIY OWNER'S
ASSOCIATION, INC.

(A Florida non-profit corporation)

I. PRINCIPAL OFFICE

The principal office of the Association shall be located at 2133 Winkler Avenue, Fort Myers, in Lee County, State of Florida. The address of the principal office may be changed at the discretion of the Board of Directors.

II. MEMBERSHIP

1. MEMBERS. All persons owning a vested present interest in the fee title to any of the lots in any section in STEINHATCHEE ANCIENT OAKS SUBDIVISION, a subdivision existing or to exist, which interest is or will be evidenced by duly recorded proper instrument in the Public Records of Taylor County, Florida, shall automatically be members of this Association and their respective membership shall automatically terminate as their vested interest in the fee title terminates.

2. VOTING RIGHTS. Each lot shall be entitled to one vote and any such vote may be cast by mail or by proxy executed in writing and filed with the Secretary. In the event of a joint ownership of lot by more than one person, the vote to which the lot is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of such joint owners.

3. ANNUAL MEETING. An annual meeting of the members shall be held at the principal office of the Association or at such other place within Lee County as may be designated by the President at 10:00 A.M. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting. The first annual meeting shall be held at 10:00 A.M. on the first Monday in the month following the sale of Seventy-Five percent (75%) of the lots covered by this Association, or at such earlier time as Developer shall designate.

4. SPECIAL MEETINGS. Special meetings may be called by the President or by the Board of Directors, or by request of two-thirds of the voting rights of the members, for any purpose and at any time or place. Notice of special meetings shall be mailed or delivered by the Secretary at least five days before such meeting to each member at his address as shown in the Association records,

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which notice shall state the purpose of such meeting.

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5. QUORUM. A majority of the voting rights represented in person, by mail, or by proxy shall constitute a quorum, and if a quorum is not present, a majority of the voting rights present may adjourn the meeting from time to time. A member shall be deemed present for purposes of a quorum with respect to any question or election upon which his written and signed note shall have been received by the Secretary.

III. BOARD OF DIRECTORS

1. POWERS. After the conclusion of the sale of Seventy-Five percent (75%) of the lots in the subdivision, the affairs of the Association shall be managed by the Board of Directors, who must be members of the Association and who shall act without compensation unless otherwise provided by resolution of the membership.

2. NUMBER. There shall be three (3) directors, none of whom need be resident of the State of Florida. Each director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified.

3. REGULAR MEETINGS. A regular meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the membership. Additional regular meetings may be held as provided by resolution of the Board.

4. SPECIAL MEETINGS. Special meetings may be called by the President or any director for any purpose and at any time or place. Notice thereof stating the purpose shall be mailed or delivered to each director at his address shown in the Association records at least five days before such meeting, unless such notice is waived by any director or directors.

5. QUORUM. A majority of directors shall constitute a quorum. If a quorum is not present, a majority of those present may adjourn the meeting from time to time. A director shall be deemed present for purposes of a quorum with respect to any question or election upon which his written and signed vote shall have been received by the Secretary.

IV. OFFICERS

1. NUMBER. The officers shall be president, a vice president, a secretary/treasurer, each of whom shall be elected by the Board of Directors. Such assistant officers as may be deemed necessary may be elected by the Board

of Directors. The two offices may be held by the same person. Officers must be members of the Association and the president must be a member of the Board of Directors. All officers shall act without compensation unless otherwise provided by resolution of the Board of Directors.

2. ELECTION AND TERM. Each officer shall be elected annually at the first meeting following the annual meeting of members and shall hold office until his successor shall have been elected and qualified, unless sooner removed by the Board of Directors.

3. PRESIDENT. The president shall be the principal executive officer of the Association and shall supervise all of the affairs of the Association. He shall preside at all meetings of the members and of directors. He shall sign all documents and instruments on behalf of the Association.

4. VICE-PRESIDENT. In the absence of the president, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers and responsibilities of the president. The vice-president shall, moreover, perform such duties as may be designated by the Board of Directors.

5. SECRETARY. The secretary shall countersign all documents and instruments on behalf of the Association, record the minutes of meetings of members and directors, and give notice required by these by-laws. He shall have custody and maintain the records of the Association, other than those maintained by the treasurer.

6. TREASURER. The treasurer shall have custody of all funds of the Association, shall deposit the same in such depositories as may be selected as hereinafter provided, shall disburse the same, and shall maintain financial records of the Association.

V. MANAGER AND EMPLOYEES

The Board of Directors may employ the services of a manager or other employees or agents as they shall determine appropriate to actively manage, operate, and care for the subdivision property, with such powers and duties and at such compensation as the Board of Directors may deem appropriate and provide by resolution from time to time.

VI. CONTRACTS AND FINANCES

1. CONTRACTS. The board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority

may be general or confined to specific instances.

OFFICIAL RECORD 204 PAGE 167

2. LOANS. No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution by the Board of Directors.

3. CHECKS, DRAFTS, ETC. All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

4. DEPOSITS. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Board of Directors may select.

5. FISCAL YEAR. The fiscal year of the Association shall begin on the first day of March of each year.

VII. VACANCIES AND REMOVAL

A vacancy in any office or in the Board of Directors shall be filled by the Board of Directors, although less than a quorum remains by reason of such vacancy. Any director may be removed from the Board of Directors by the unanimous vote of the remaining directors and any officers may be removed by the majority vote of the Board of Directors. Board members may be removed from office with or without cause by the affirmative vote or in writing of a majority of the lot owners.

VIII. AMENDMENTS

By-Laws may be altered or repealed by new by-laws adopted by majority vote of the voting rights at the annual meeting or at any special meeting of the members.

CERTIFICATE OF AMENDMENT TO BY-LAWS OF STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC.

THIS IS TO CERTIFY THAT:

- 1. Exhibit "A" attached hereto is a true and correct copy of the Articles of Incorporation of STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation.
2. Exhibit "B" attached hereto is a true and correct of the By-Laws of STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation.
3. Exhibit "C" attached hereto is a Resolution Amending the By-Laws of STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation.
4. The resolution attached hereto as Exhibit "C" was duly adopted by a majority vote of the membership of STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation, at a meeting duly noticed and held on March 23, 1985.

Executed at Taylor County, Florida, this 23rd day of MARCH, 1985.

STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC.

By: [Signature] President

Attest: [Signature] Secretary

STATE OF FLORIDA)
COUNTY OF TAYLOR)

Before me, the undersigned authority, personally appeared W. ERIC CAMPBELL and CHARLES E. BACK, as President and Secretary respectively, of STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC., who acknowledged before me that they executed the foregoing on behalf of the corporation for the purposes expressed therein.

Sworn to and subscribed before me this 23rd day of MARCH, 1985.

FILED FOR RECORD
CLERK CIRCUIT COURT
COUNTY OF TAYLOR, FLORIDA
1985 MAR 28 PM 12:34

[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires:

204 PAGE 158-168

STATE OF FLORIDA, COUNTY OF TAYLOR

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of a

This instrument was prepared by: PETER T. [Name]
P. O. Box 5392
Seeminole, FL 33542

Certificate to Amendments to By-Laws
filed in my office the 28th day of March
A.D. 1985, and Recorded in
Record No. 204, at page 158-168
WITNESS my hand and official seal this 28th
day of March A.D. 1985



ANNIE MAE MURPHY, Clerk Circuit Court
By: [Signature] Deputy Clerk

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Book: 702 Page: 137

RESOLUTION AMENDING BY-LAWS
OF
STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S
ASSOCIATION, INC.

RESOLVED THAT, the first sentence of Article II(3) of the By-Laws, which currently reads as follows:

"An annual meeting of the members shall be held at the principal office of the Association or at such other place within Lee County as may be designated by the President at 10:00 A.M. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting."

is hereby amended to read as follows:

"An annual meeting of the members shall be held at the principal office of the Association or at such other place within Taylor County as may be designated by the President at 10:00 A.M. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting."

RESOLVED THAT, Article III(1) of the By-Laws, which currently reads as follows:

"1. POWERS. After the conclusion of the sale of Seventy-Five percent (75%) of the lots in the subdivision, the affairs of the Association shall be managed by the Board of Directors, who must be members of the Association and who shall act without compensation unless otherwise provided by resolution of the membership."

is hereby amended to read as follows:

"1. POWERS. After the conclusion of the sale of Seventy-Five percent (75%) of the lots in the subdivision, the affairs of the Association shall be managed by the Board of Directors, who must meet the following qualifications: (a) must be a member of the Association; and (b) must be a resident of the State of Florida. Said members shall act without compensation unless otherwise provided by resolution of the members."

RESOLVED THAT, the remaining conditions, provisions, and terms of the By-Laws are hereby approved, confirmed, and ratified.

Dated: 3-23-85

STEINHATCHEE ANCIENT OAKS PROPERTY
OWNER'S ASSOCIATION, INC.

By: [Signature]
President

Attest: [Signature]
Secretary

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State of Florida

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Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on December 22, 1980, as shown by the records of this office.

The charter number for this corporation is 755654.



CER 101 Rev. 3-79

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
23rd day of December, 1980

A handwritten signature in cursive script, appearing to read "George Firestone".

George Firestone
Secretary of State

EXHIBIT "A"

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DEC 22 12 10 PM '80
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S
ASSOCIATION, INC.

The undersigned, PETER ELLISON BRIGHT, JAMES L. GOEIZ and NORMAN A. HARTMAN, JR., do hereby associate themselves, their successors and assigns together for the purpose of becoming incorporated under the laws of the State of Florida, and forming a corporation not for profit under the following proposed Certificate of Incorporation:

ARTICLE I

The name of this corporation is STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC.

ARTICLE II

The purpose for which the corporation is organized is to own and hold real and personal property for the use and benefit of the members of the Association, to take all actions and to perform all duties deemed necessary to the protection, preservation, and improvements of such property and for the mutual benefit of the members of the Association and to enforce the Declaration of Restrictions and Protective Covenants for STEINHATCHEE ANCIENT OAKS SUBDIVISION.

ARTICLE III

The qualification of members of the Association shall be ownership of a lot in any section of STEINHATCHEE ANCIENT OAKS SUBDIVISION. Persons shall become members of the association at the time of purchase of a lot in any section of STEINHATCHEE ANCIENT OAKS SUBDIVISION.

ARTICLE IV

The term for which the corporation shall exist shall be perpetual.

ARTICLE V

The name and residences of the subscribers to the Articles of Incorporation are as follows:

<u>NAME OF SUBSCRIBER</u>	<u>RESIDENCE</u>
PETER ELLISON BRIGHT	P. O. Box 6844 Fort Myers, FL 33901
JAMES L. GOEIZ	P. O. Box 6844 Fort Myers, FL 33901
NORMAN A. HARTMAN, JR.	P. O. Box 6844 Fort Myers, FL 33901

ARTICLE VI

The affairs of the corporation are to be managed by the President, Vice

President, Secretary and Treasurer of the corporation and such officers shall be elected by the members of the Association annually.

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ARTICLE VII

The names of the officers and directors who are to serve until the first election or appointment under the Articles of Incorporation shall be:

<u>NAME</u>	<u>RESIDENCE</u>
PETER ELLISON BRIGHT - Pres. & Director	P. O. Box 6844 Fort Myers, FL 33901
JAMES L. GOETZ - V. Pres. & Director	P. O. Box 6844 Fort Myers, FL 33901
NORMAN A. HARTMAN, JR. - Sec.-Treas. & Direc.	P. O. Box 6844 Fort Myers, FL 33901

ARTICLE VIII

The number of persons constituting the first Board of Directors shall be three (3) and the number may be increased to any number not exceeding five (5) as may be established by the By-Laws of the corporation.

ARTICLE IX

The By-Laws of the corporation may be made, altered or amended by the members of the Association.

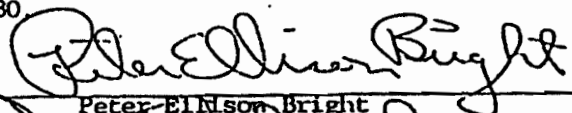
ARTICLE X

Amendments to the Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association or any annual meeting of the Association.

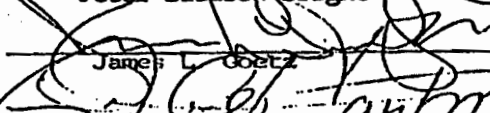
ARTICLE XI

The name and place of the residence of the resident agent for service of process shall be: PETER ELLISON BRIGHT, 2133 Winkler Avenue, Fort Myers, Florida, 33901.

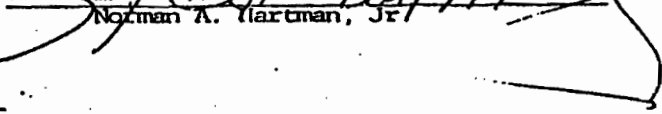
IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals, this 9th day of December, 1980



 Peter Ellison Bright



 James L. Goetz



 Norman A. Hartman, Jr.

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STATE OF FLORIDA

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COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared PETER ELLISON BRIGHT, JAMES L. GOETZ and NORMAN A. HARTMAN, JR., competent to contract and the persons described in and who executed the foregoing Articles of Incorporation and they acknowledged the execution thereof to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of December, 1980.

Sandra T. Keenan

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires: 5, 1983
Bonded by American Surety Company

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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In pursuance of Chapter 48:091, Florida Statutes, the following is submitted, in compliance with said Act:

First--that STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S ASSOCIATION, INC.

desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at City of Fort Myers County of Lee, State of Florida

has named PETER ELLISON BRIGHT

located at 2133 Winkler Avenue, Fort Myers, Florida 33901
(Street address and number or building, Post Office Box address not acceptable)

City of Fort Myers, County of Lee State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By *Peter Ellison Bright*

(Resident Agent,

Date: 12/9/84

DEC 22 1984
SECRETARY OF STATE
FILED

OF
STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S
ASSOCIATION, INC.

(A Florida non-profit corporation)

I. PRINCIPAL OFFICE

The principal office of the Association shall be located at 2133 Winkler Avenue, Fort Myers, in Lee County, State of Florida. The address of the principal office may be changed at the discretion of the Board of Directors.

II. MEMBERSHIP

1. MEMBERS. All persons owning a vested present interest in the fee title to any of the lots in any section in STEINHATCHEE ANCIENT OAKS SUBDIVISION, a subdivision existing or to exist, which interest is or will be evidenced by duly recorded proper instrument in the Public Records of Taylor County, Florida, shall automatically be members of this Association and their respective membership shall automatically terminate as their vested interest in the fee title terminates.

2. VOTING RIGHTS. Each lot shall be entitled to one vote and any such vote may be cast by mail or by proxy executed in writing and filed with the Secretary. In the event of a joint ownership of lot by more than one person, the vote to which the lot is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of such joint owners.

3. ANNUAL MEETING. An annual meeting of the members shall be held at the principal office of the Association or at such other place within Lee County as may be designated by the President at 10:00 A.M. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting. The first annual meeting shall be held at 10:00 A.M. on the first Monday in the month following the sale of Seventy-Five percent (75%) of the lots covered by this Association, or at such earlier time as Developer shall designate.

4. SPECIAL MEETINGS. Special meetings may be called by the President or by the Board of Directors, or by request of two-thirds of the voting rights of the members, for any purpose and at any time or place. Notice of special meetings shall be mailed or delivered by the Secretary at least five days before such meeting to each member at his address as shown in the Association records,

EXHIBIT "B"

which notice shall state the purpose of such meeting.

5. QUORUM. A majority of the voting rights represented in person, by mail, or by proxy shall constitute a quorum, and if a quorum is not present, a majority of the voting rights present may adjourn the meeting from time to time. A member shall be deemed present for purposes of a quorum with respect to any question or election upon which his written and signed note shall have been received by the Secretary.

III. BOARD OF DIRECTORS

1. POWERS. After the conclusion of the sale of Seventy-Five percent (75%) of the lots in the subdivision, the affairs of the Association shall be managed by the Board of Directors, who must be members of the Association and who shall act without compensation unless otherwise provided by resolution of the membership.

2. NUMBER. There shall be three (3) directors, none of whom need be resident of the State of Florida. Each director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified.

3. REGULAR MEETINGS. A regular meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the membership. Additional regular meetings may be held as provided by resolution of the Board.

4. SPECIAL MEETINGS. Special meetings may be called by the President or any director for any purpose and at any time or place. Notice thereof stating the purpose shall be mailed or delivered to each director at his address shown in the Association records at least five days before such meeting, unless such notice is waived by any director or directors.

5. QUORUM. A majority of directors shall constitute a quorum. If a quorum is not present, a majority of those present may adjourn the meeting from time to time. A director shall be deemed present for purposes of a quorum with respect to any question or election upon which his written and signed vote shall have been received by the Secretary.

IV. OFFICERS

1. NUMBER. The officers shall be president, a vice president, a secretary/treasurer, each of whom shall be elected by the Board of Directors. Such assistant officers as may be deemed necessary may be elected by the Board

of Directors. No two offices may be held by the same person. Officers must be members of the Association and the president must be a member of the Board of Directors. All officers shall act without compensation unless otherwise provided by resolution of the Board of Directors.

2. ELECTION AND TERM. Each officer shall be elected annually at the first meeting following the annual meeting of members and shall hold office until his successor shall have been elected and qualified, unless sooner removed by the Board of Directors.

3. PRESIDENT. The president shall be the principal executive officer of the Association and shall supervise all of the affairs of the Association. He shall preside at all meetings of the members and of directors. He shall sign all documents and instruments on behalf of the Association.

4. VICE-PRESIDENT. In the absence of the president, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers and responsibilities of the president. The vice-president shall, moreover, perform such duties as may be designated by the Board of Directors.

5. SECRETARY. The secretary shall countersign all documents and instruments on behalf of the Association, record the minutes of meetings of members and directors, and give notice required by these by-laws. He shall have custody and maintain the records of the Association, other than those maintained by the treasurer.

6. TREASURER. The treasurer shall have custody of all funds of the Association, shall deposit the same in such depositories as may be selected as hereinafter provided, shall disburse the same, and shall maintain financial records of the Association.

V. MANAGER AND EMPLOYEES

The Board of Directors may employ the services of a manager or other employees or agents as they shall determine appropriate to actively manage, operate, and care for the subdivision property, with such powers and duties and at such compensation as the Board of Directors may deem appropriate and provide by resolution from time to time.

VI. CONTRACTS AND FINANCES

1. CONTRACTS. The board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority

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may be general or confined to specific instances.

2. LOANS. No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution by the Board of Directors.

3. CHECKS, DRAFTS, ETC. All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

4. DEPOSITS. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Board of Directors may select.

5. FISCAL YEAR. The fiscal year of the Association shall begin on the first day of March of each year.

VII. VACANCIES AND REMOVAL

A vacancy in any office or in the Board of Directors shall be filled by the Board of Directors, although less than a quorum remains by reason of such vacancy. Any director may be removed from the Board of Directors by the unanimous vote of the remaining directors and any officers may be removed by the majority vote of the Board of Directors. Board members may be removed from office with or without cause by the affirmative vote or in writing of a majority of the lot owners.

VIII. AMENDMENTS

By-Laws may be altered or repealed by new by-laws adopted by majority vote of the voting rights at the annual meeting or at any special meeting of the members.

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RESOLUTION AMENDING BY-LAWS
OF
STEINHATCHEE ANCIENT OAKS PROPERTY OWNER'S
ASSOCIATION, INC.

RESOLVED THAT, the first sentence of Article II(3) of the By-Laws, which currently reads as follows:

"An annual meeting of the members shall be held at the principal office of the Association or at such other place within Lee County as may be designated by the President at 10:00 A.M. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting."

is hereby amended to read as follows:

"An annual meeting of the members shall be held at the principal office of the Association or at such other place within Taylor County as may be designated by the President at 10:00 A.M. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting."

RESOLVED THAT, Article III(1) of the By-Laws, which currently reads as follows:

"1. POWERS. After the conclusion of the sale of Seventy-Five per cent (75%) of the lots in the subdivision, the affairs of the Association shall be managed by the Board of Directors, who must be members of the Association and who shall act without compensation unless otherwise provided by resolution of the membership."

is hereby amended to read as follows:

"1. POWERS. After the conclusion of the sale of Seventy-Five per cent (75%) of the lots in the subdivision, the affairs of the Association shall be managed by the Board of Directors, who must meet the following qualifications: (a) must be a member of the Association; and (b) must be a resident of the State of Florida. Said members shall act without compensation unless otherwise provided by resolution of the members."

RESOLVED THAT, the remaining conditions, provisions, and terms of the By-Laws are hereby approved, confirmed, and ratified.

Dated: 3-23-85

STEINHATCHEE ANCIENT OAKS PROPERTY
OWNER'S ASSOCIATION, INC.

By: W. Fred Campbell
President

Attest: Charles E. Smith
Secretary

EXHIBIT "C"

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ADDITIONS AND ADMENDMENTS TO BY-LAWS OF STEINHATCHEE ANCIENT OAKS
PROPERTY OWNERS ASSOCIATION, INC.
(A Florida non-profit corporation)

These Additions and Admendments to By-Laws of Steinhatchee Ancient Oaks Property Owners Association, Inc., (hereinafter called Additions or Admendments), is made pursuant to the By-Laws of Steinhatchee Ancient Oaks Property Owners Association, Inc., (hereinafter called By-Laws), said By-Laws being recorded at the Official Records of Taylor County, Florida, Book 204, Page 164.

Additions are as follows:

1. Culverts placed on property owned by the Steinhatchee Ancient Oaks Property Owners Association, Inc., shall be a designated eighteen inch (18") diameter and twenty foot (20') length, and shall not impede flow and drainage.
2. No signage, including for sale or advertising signs should be placed on property owned by the Steinhatchee Ancient Oaks Property Owners Association, Inc., other than the Association owned, as posted signs or street signs. All personal signage should be placed on property belonging to the owner of said property. Association's easement, roadways, taxiways, and common areas, should not be obstructed for use or mowing access by signs.
3. I. Construction Camping
A. Construction requires a County permit for septic, electric and building.
B. Camper trailer use for prolonged camping during construction is allowed if they are self contained units and proper facilities are available, as electric, water, and sewage.
C. Need to show progress for a time not to exceed two (2) years maximum, with an extension of permission to use the camper at discretion of Board after two (2) years. The extension by Board is not to exceed six (6) months.
- II. Camping
A. Long term: Not permitted except as described in above.
B. Short term: Visitors to individual Lot owners is allowed.

Admendments are as follows:

An Annual Meeting of the members shall be held at the principal office of the Association or at such other place within Taylor County as may be designated by the President at 1:00 P.M. on the third (3rd) Saturday in the month of October for the purpose of electing directors and for the transaction of such other business as may come before the meeting.


The Board which consists of a President, Vice-President, Secretary and Treasurer, who all have full voting privileges as Officers, shall now add a fifth (5th) member, who shall be added to the Board as Member-at-Large, with full voting priveleges. Officers terms shall be staggered in order to support continuity to the Board.

These Additions and Amendments are filed herein to further clarify and notify of the By-Laws of the Steinhatchee Ancient Oaks Property Owners Association, Inc. These Additions and Amendments in no way change the terms and conditions found in the By-Laws filed prior to these Additions and Amendments, except as expressed above

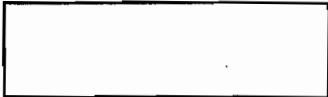
Dated this 10 day of March, 2004.

STEINHATCHEE ANCIENT OAKS
PROPERTY OWNERS ASSOCIATION, INC.

By: 
President

Record Fee: 6.00 D.C. 

OFFICIAL RECORDS: 37 of 197
Book: 702 Page: 149



ADDITIONS AND AMENDMENTS TO BY-LAWS
OF
STEINHATCHEE ANCIENT OAKS
PROPERTY OWNERS ASSOCIATION, INC.
(A Florida non-profit corporation)

Recording Fee: \$10.00

These Additions and Amendments to By-Laws of Steinhatchee Ancient Oaks Property Owners Association, Inc. (hereinafter called Additions or Amendments), is made pursuant to the By-Laws of Steinhatchee Ancient Oaks Property Owners Association, Inc. (hereinafter called By-Laws), said By-Laws being recorded at the Official Records of Taylor County, Florida, Book 204, Page 164.

The amendment(s) are as follows:

“Let it be resolved that detailed plans for any and all alterations to Ancient Oaks common areas must be submitted in writing to the Board of Directors and approved by the Board of Directors before any alterations may commence.”

The above amendment was approved by a vote of the membership on April 16, 2011.

These Additions and Amendments are filed herein to further clarify and notify of the By-Laws of the Steinhatchee Ancient Oaks Property Owners Association, Inc. These Additions and Amendments in no way change the terms and conditions found in the By-Laws filed prior to these Additions and Amendments, except as expressed above.

Dated 10/29/2012

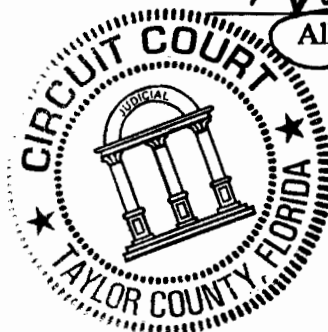
Steinhatchee Ancient Oaks
Property Owners Association, Inc.

By: [Signature]
Dale Perry, Vice President

[Signature]
Allen Rice, Secretary

STATE OF FLORIDA, COUNTY OF TAYLOR

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of a Additions + Amendments to By-Laws filed in my office the 7th day of November A.D. 2012, and Recorded in Official Record No. 690, at page 457.
WITNESS my hand and official seal this 7th day of March A.D. 2013
ANNIE MAE MURPHY, Clerk Circuit Court
By Cathy Hayden Deputy Clerk



ANNIE MAE MURPHY
CLERK CIRCUIT COURT
TAYLOR COUNTY, FLORIDA

Instrument: 120004910 Recorded: 11/08/2012 3:01PM
TAYLOR COUNTY FLORIDA ANNIE MAE MURPHY

OFFICIAL RECORDS: 38 of 197
Book: 702 Page: 150



**ADDITIONS AND AMENDMENTS TO BY-LAWS
OF**

Recording Fee: \$18.50

**STEINHATCHEE ANCIENT OAKS
PROPERTY OWNERS ASSOCIATION, INC.
(A Florida non-profit corporation)**

These Additions and Amendments to By-Laws of Steinhatchee Ancient Oaks Property Owners Association, Inc. (hereinafter called Additions or Amendments), is made pursuant to the By-Laws of Steinhatchee Ancient Oaks Property Owners Association, Inc. (hereinafter called By-Laws), said By-Laws being recorded at the Official Records of Taylor County, Florida, Book 204, Page 164.

The amendment(s) are as follows:

Article II, 1. Members. Add "A member in good standing is a member who owes no money to the Steinhatchee Ancient Oaks Property Owners Association, Inc. for past dues, assessments, special assessments, fines, liens or any other obligations incurred on any lots or a portion thereof."

Article II, 2. VOTING RIGHTS. Change to "Each lot that has no past dues, assessments, special assessments, fines, liens or any other obligations incurred from the Steinhatchee Ancient Oaks Property Owners Association, Inc. shall be entitled to one vote and any such vote may be cast by mail or by proxy executed in writing and filed with the Secretary. In the event of a joint ownership of lot by more than one person, the vote to which the lot is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of such joint owners.

Article II, subsection 5, change to: "5. QUORUM. A majority of the members in good standing voting rights represented in person, by mail, or by proxy shall constitute a quorum, and if a quorum is not present, a majority of the voting rights present may

Instrument: 120004911 Recorded: 11/08/2012 4:22PM
TAYLOR COUNTY FLORIDA ANNIE MAE MURPHY

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adjourn the meeting from time to time. A member shall be deemed present for purposes of a quorum with respect to any question or election upon which his written and signed note shall have been received by the Secretary. A quorum is based on the total number of lots of members in good standing.”

~~Article IX; add subsection “4. The use of all common areas including the runway, parking areas, lake, and boat ramp shall be for members in good standing only. This section does not prohibit any member, in good standing or otherwise, from using the roads and gates to access their property.”~~

Add: “XII. RULES

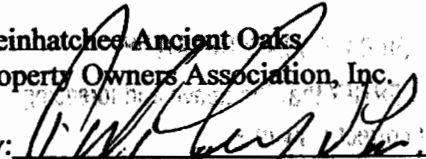
Reasonable rules shall be established by the Board of Directors to clarify, supplement and enforce the Bylaws and the Covenants.”

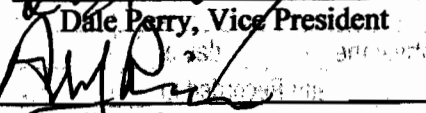
The above amendments were approved by a vote of the membership on October 15, 2011.

These Additions and Amendments are filed herein to further clarify and notify of the By-Laws of the Steinhatchee Ancient Oaks Property Owners Association, Inc. These Additions and Amendments in no way change the terms and conditions found in the By-Laws filed prior to these Additions and Amendments, except as expressed above.

Dated 10/29/2012

Steinhatchee Ancient Oaks
Property Owners Association, Inc.

By: 
Dale Perry, Vice President


Allen Rice, Secretary