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DOCUMENT COVER PAGE

DOCUMENT TITLE: BY-LAWS OF VANGUARD VILLAGE IN THE MAINLANDS
COMMUNITY ASSOCIATION, TWO.

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RETURN RECORDED DOCUMENT TO:
ROSEN & KREILING, P.A.
2500 Weston Road, Suite 220
Weston, FL 33331

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**BY-LAWS
OF
VANGUARD VILLAGE
IN THE
MAINLANDS COMMUNITY TWO ASSOCIATION, INC.
6900 N.W. 77TH STREET
TAMARAC, FLORIDA 33321**

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ARTICLE I

The provisions herein set forth shall constitute the By-Laws of the above named Corporation, hereinafter referred to as the "ASSOCIATION" a non-profit corporation, incorporated under the laws of the State of Florida in 1972

Section 1. The office of the Association shall be located at 6900 N W 77th Street, Tamarac, Florida 33321

Section 2. The fiscal year of the Association shall be the calendar year

Section 3. The corporate seal shall bear the following imprint
VANGUARD VILLAGE in the MAINLANDS COMMUNITY TWO ASSOCIATION, INC
Incorporated in the State of Florida 1972 A Non-Profit Corporation

**ARTICLE II
PURPOSE**

Section 1. To insure that the lands in the Vanguard Village in the Mainlands Community Two Assn Inc, hereinafter defined as Vanguard Village Community Two, shall remain an area of high standards, containing residences, improvements and facilities designed primarily for the comfort, convenience and accommodation of residents

Section 2. To enforce, through legal means, the Covenants, Declaration of Restrictions, reservations and servitudes from time to time imposed upon and running with the lands of Vanguard Village Community Two

Section 3. To insure that no trade, business, profession or any type of commercial activity shall be carried on upon any lands in Vanguard Village Community Two except where portions thereof shall have been expressly set aside for such purposes by appropriate reservations at the time said lands were made subject to recorded subdivision plat by the developer

Section 4. To assume the rights, privileges, duties and responsibilities set forth in paragraphs 7, 8 and 9, of that certain Declaration of Restrictions as recorded in the Official Records Book, 4614, pages 929 through 936 of the Public Records of Broward County, State of Florida

Section 5. To insure that Vanguard Village Community Two be maintained and continue to operate primarily for the comfort, convenience and accommodation of the residents.

ARTICLE III MEMBERSHIP

Section 1. The membership of the Association shall consist of all of the owners of record in Vanguard Village Community Two, as recorded in the Public Record of Broward County, State of Florida. All members shall be entitled to one vote for each lot owned. However, when more than one person owns the lot, the vote of such lot shall be determined by the owners but in no event can more than one vote be cast on behalf of said lot.

a) The Board of Directors shall establish policies and procedures for the purpose of assuring that which shall include but not be limited to creating, establishing and maintaining a orientation application for any and all sales or leases of units within the Association. Members shall be required to furnish the Association with the names of all persons occupying their residence, which shall be consistent with all of the terms and conditions of the Articles of Incorporation and By-Laws of the Association at all times. Permanent occupancy or residency may be defined in the rules and Regulations of the Association as set forth by the Board of Directors

Section 2. Change of membership in the Association shall be established by the recording of a deed or other means of a transfer establishing the record title to a lot and the delivery of a photocopy of such instrument to the Corresponding Secretary of the Association. The owner so designated by the instrument shall become a member of the Association. The membership of the prior owner shall thereby be terminated

Section 3. All homeowners shall be required to list the address of their residence or residences with the Vanguard Board of Directors. In the event a homeowner lists a business address, a residing address shall also be required. A post office box address will not be acceptable. Homeowners who presently have a post office box

listing shall be required to inform the Vanguard Board of Directors of their residing address

A homeowner who plans to vacate his or her property for any purpose, shall be required to serve notice within thirty (30) days prior to departure and listing a residing mailing address with the Vanguard Board of Directors

This obligation shall give the Vanguard Board of Directors the power and authority to pursue legal action for enforcement of this amendment and the homeowner shall be held liable for all legal fees, costs and disbursements in the action. If these costs are not paid within thirty (30) days, a lien shall be placed against the property (Effective 10/18/88)

**Section 4: THE SALE OR RENTAL OF PROPERTY BY OWNERS
SHALL BE SUBJECT TO THE FOLLOWING.**

a) The new member shall schedule an orientation meeting within fourteen (14) prior to the closing of their contract to purchase

b) The new member shall provide a copy of the Deed (to be provided as soon as possible) Any additional addresses and phone numbers for emergency notification. Signing an affidavit indicating receipt of all Association documents

c) The orientation shall include but not be limited to the following

- 1 Review of Declaration of Restrictions
- 2 Review of By-Laws
- 3 Review of Rules and Regulations
- 4 Review of Procedure to Apply for exterior changes to residence

d) There shall be a non-refundable required payment of \$25.00 to the association for expenses in conducting the orientation process

Section 5. The share of a member cannot be assigned, hypothecated or transferred in any manner except upon transfer of the member's lot

**ARTICLE IV
MEMBERSHIP MEETINGS**

Section 1. Membership meetings shall be held on the third Tuesday in the months of January, May, October and December of each year at 7:30 P.M., at the office of the Association. The January meeting shall be the "Annual Meeting" of the Association

Section 2. Special meetings of the membership shall be held whenever called for by the President or by a majority of the entire Board of Directors or upon written request received by the Recording Secretary of the Association from at least thirty (30)

members entitled to vote. Such meeting must be held within thirty (30) days of the receipt of the request.

Section 3. Notice of meetings shall state the date, time and place of the particular meeting and shall be delivered to each homeowner at his or her residence unless they do not reside in the Vanguard Village Community Two, Section 17. In that event, the notice shall be mailed to them at their designated residence or temporary residence. All notices of meetings shall be delivered not less than seven (7) days nor more than thirty (30) days prior to the next scheduled meeting. Where mailing is required, the notice shall be mailed not less than (10) days prior to the meeting. In addition, the notice of special meeting shall set forth the purpose of the meeting.

Section 4. The presence at all meetings of a minimum of sixty (60) members entitled to vote shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration of Restrictions or these By-Laws. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members except where approval by a greater number is required by the Articles of Incorporation, the Declaration of Restrictions or these By-Laws. If a quorum at a general membership meeting has not been attained by 8:00 P.M., an affirmative vote of at least six (6) members of the Board shall be required to empower the Board to call the meeting to order and conduct the business of the Association. In such event, a minimum of thirty one (31) affirmative votes shall be required to pass a motion unless otherwise provided for in these By-Laws.

Section 5. Voting for the Board of Directors and officers, to be by ballots only. Absentee ballots shall be sent to members who live out of town and issued to members who anticipate being away from this area on the day of voting. Voting shall be held from 10:30 A.M. to 6:00 P.M., on the day of the Annual Meeting. The President shall appoint a committee of three (3) homeowners who are not candidates to count the ballots.

Section 6. The order of business at all membership meetings as far as practical and as far as they relate to the particular meeting shall be:

- a) Proof of notice of meeting,
- b) Roll call of Directors,
- c) Reading of the minutes of the previous meeting,
- d) Treasurer's report,
- e) Assistant Treasurer's report,
- f) President's report,
- g) Committee reports,
- h) Old business,
- i) New business,
- j) Good and welfare,
- K) Election results (at annual meeting)

Section 7. Election of members of the Board of Directors

- a) All members shall be notified in writing sixty (60) days before the election that the Association is seeking nominees for the Board.
- b) Members have a twenty (20) day period to submit a letter of intent to run for the Board of Directors
- c) Members may nominate others provided the nominee signs the letter of intent
- d) Members returning a letter of intent may also submit a one page information sheet that will be distributed to the membership with the ballot
- e) If the number of members seeking office exceeds the number of all vacant positions on the Board, a ballot is prepared that contains the names of all responding individuals
- f) The ballot shall be mailed to all members thirty (30) days before the election date
- g) This mailing shall include the following
 - 1) The ballot
 - 2) The informational sheets that have been submitted
 - 3) A ballot envelope that has no identification on it
 - 4) A return envelope is provided in which the ballot envelope is placed
 - 5) The return envelope has place for identification of the voting member
- h) Members may vote by returning the ballot by mail to the Association address (to be received prior to the annual meeting) or by depositing the ballot in the return envelope and placing it in the ballot box between 10 30 A M and 6 00 P M , on the day of the Annual Meeting (see Section 5)
- i) Board of Directors must be elected by a plurality of the ballots cast

Section 8. The notice of the January meeting (Annual Meeting) shall include and contain

- a) The proposed budget recommended by the Board shall be presented to the membership at the December meeting to be discussed and voted upon. In the event that budget recommended by the Board is accepted, it shall be designated as the approved budget for the following year. Should there be a revision in the budget as subsequently presented, the revised budget as passed and adopted by the membership shall be required to be submitted to the membership with the January meeting notice (Effective 10/17/89)
- b) The financial statement of the Association as of the end of the previous year

Section 9. Any board member may be removed by concurrence of two-thirds (2 / 3) of the votes of the general membership, at a special meeting called for that purpose

ARTICLE V
GOVERNING BODY

Section 1. The affairs of the Association shall be managed by a Board of Directors, consisting of nine (9) members, to wit a President, Vice-President, Recording Secretary, Corresponding Secretary, Treasurer, Assistant Treasurer and three (3) members at large

Section 2. Elections of the Officers of the Corporation

a) The Officers of the Corporation shall be elected by ballot of the homeowners of the Vanguard Village in the Mainlands Community Two Association section 17

b) The members of the Board of Directors may remove an Officer of the Corporation at any time by an affirmative vote of a majority of the Board of Directors

c) Vacancies on the Board of Directors shall be filled by the remaining Directors for the remaining term of the vacated Director

Section 3. The term of each officer shall be for one (1) year and shall terminate at the next election or until a successor is elected

Section 4. The organization meeting of the newly elected Board of Directors shall be convened by the newly elected Recording Secretary within ten (10) days of their election. The membership shall elect a President and Vice-President

Section 5. Regular meetings of the Board of Directors shall be held at 7 30 P M , on the Monday evening prior to the membership meetings during the months designated for the general membership meetings. The Board of Directors shall determine the meeting dates for the remaining months of the year at its' organization meeting

Section 6. Special meetings of the Board of Directors may be called by the President or at the written request of one -third (1 / 3) of the directors. Not less than three (3) days notice of the special meeting shall be given except in emergencies, personally, by phone or other means. The notice shall state the time, place and purpose of the meeting

Section 7. A quorum shall consist of a majority of the members of the entire Board of Directors. The acts approved by a majority of those present at a meeting properly convened, shall constitute the acts of the Board of Directors except where the approval by a greater number of Directors is required by the Articles of Incorporation, the Declaration of Restrictions or these By-Laws

Section 8. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present shall adjourn the meeting from time to time until a quorum be present. At any reconvened meeting, any business that might have been transacted at the meeting as originally called for, shall be transacted without further notice.

Section 9. The presiding officer at all meetings, membership and Board of Directors, shall be the President and in the President's absence the Vice-President shall preside. If neither is present then the remaining directors shall select the chairman for the meeting.

Section 10. The order of business at a meeting of the Board of Directors shall be

- a) Calling of the roll,
- b) Reading of previous meeting's minutes and approval,
- c) Treasurer's report,
- d) Assistant Treasurer's report,
- e) President's report,
- f) Committee reports,
- g) Old business,
- h) New business,
- i) Good and welfare

Section 11. No member of the Board of Directors shall receive compensation for any service rendered to the Association in his/her capacity as a member of the Board. Members of the Board may be employed by the Association to perform functions other than that of Director. However, a Director may be reimbursed for any actual expenses incurred in the performance of the member's duties. A member of the Board of Directors that has a conflict of interest as related to any measure before the Board must identify his conflict and excuse himself from any discussion and voting on the measure. A conflict of interest occurs when the Board member doesn't have an "arms length" relationship between himself and the measure.

Section 12. The President shall appoint and Board shall approve members to the following committees:

- a) Architectural Control Board and House Committee -- consisting of three (3) to nine (9) members of the Association. It is suggested that appointments to the ACB shall be of individuals who possess knowledge, training and / or experience related to the technical areas of the Board's concern.

This Committee shall have responsibility to defining the architectural standards applicable to Sections 4, 7, 8 and 12 of the Declaration of Restrictions and Article X of the By-Laws.

The Committee shall have the responsibility of determining when there is a probability that a member has violated the architectural standards (probable cause)

The Committee shall have the responsibility to review applications by members for modifications to their property, hold hearing on the same, and make recommendations to the Board for approval of members applications

This Committee shall have the responsibility to determine the status of the physical systems of the common property (i.e. Air Conditioning, Roofing, Swimming Pool, Electrical Systems) and propose a long term plan for the maintenance and replacement of these systems

This Committee shall continually monitor the systems and revise the plan in accordance to the actual experience with the systems

This Committee shall annually estimate the remaining life of the systems and the anticipated cost of replacement of these systems

This Committee shall have the responsibility to develop a security system to control access to the common property which may include rosters of users, key access and reasonable rules and regulations. The Board shall adopt the system and implement the system after adoption

This Committee shall develop standards for satellite dishes not to exceed 18 inches in diameter, consistent with revised federal, state, county and city law, that permit satellite dishes. These standards shall take into account size, location and visibility of these devices. The Board shall adopt these standards and develop a system of implementation

b) Covenant Violation Committee -- consisting of three (3) to five (5) members of the Association, none of whom may be members of the Board of Directors. This Committee shall function as a quasi - judicial body in determining violations of the Declaration of Restrictions

c) Budget Committee -- as per Article XI Section 2

d) Audit Committee -- as per Article XI Section 1

Section 13 The Governing Body shall have the powers and duties necessary for the administration of the affairs of the Association. These powers shall specifically include but shall not be limited to the following

a) To exercise all powers specifically set forth in the Articles of Incorporation, the Declaration of restrictions, these By-Laws and all powers incidental thereto,

b) To make assessments, collect assessments, use and expend the assessments and any other Association funds to carry out the purposes of the Association with the following limitations

1 The President may authorize any expenditure he deems proper up to an amount not to exceed \$250 00, for any single item or expense to the following any single item or expense

2 Any member of the Board of Directors may authorize any expenditure up to an not to exceed \$50.00 for any single item or expense

3. The Board of Directors by {2/3} vote of the entire Board may authorize any expenditure not to exceed \$2000 00

4 Any expenditure in excess of \$2000 00 , must be approved by a majority vote of members at a special membership meeting called for that purpose

c) To award contracts for the maintenance of the clubhouse and recreation areas including but not limited to pool maintenance and the clubhouse janitorial service. It requires 3 bids in writing

d.) To make and amend regulations respecting the operation and use of the recreation areas and facilities

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ARTICLE VI
OFFICERS

Section 1. The President

a) The President shall be the executive officer of the Association The president shall have the power and duty that is usually vested in the office of the President of an association, including but not limited to the power to appoint committees from among the members from time to time as in the discretion of the President as deemed appropriate and to assist in the conduct of the affairs of the Association All committees appointed by the President shall be approved by a majority vote of the members of the Board of Directors The President shall be required to deliver a photocopy of all correspondence, notices and documents to the Corresponding Secretary within five (5) days of receipt thereof.

b) Any owner of record who is not a member of the Board of Directors who is appointed to serve upon any committee by the President of the Board of Directors and approved by the Board of Directors shall be considered as an acting member of

the Board of Directors only for the purposes of engaging in the activities of such committee appointment

Section 2. The duties of the Vice-President

a) In the absence or disability of the President, the Vice-President shall exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and other duties as shall be prescribed by the Board of Directors

b) In the event that the office of President becomes vacant during his term, then the Vice-President shall automatically ascend to the Presidency and assume the duties of the office. Should such a situation arise, the Board of Directors shall elect a Vice-President to serve for the balance of the term of office

Section 3. The Recording Secretary shall keep the minutes of all meetings and proceedings of the Board of Directors and the members. Board members shall receive a copy of all minutes within fourteen (14) days after the meeting is adjourned.

Section 4. The Corresponding Secretary shall be responsible for the serving of all notices, letters and all other written communications to the members and directors. The Corresponding Secretary shall have custody of the official seal of the Association and affix the seal to any instrument requiring same when duly signed. In the event the Corresponding Secretary is absent for a valid reason, the seal shall be placed in the custody of the Recording Secretary prior to his or her absence.

a) The Recording Secretary and the Corresponding Secretary shall jointly keep the records of the Association except that of the Treasurer and Assistant Treasurer and perform all other duties incidental to the office of a Recording Secretary and Corresponding Secretary of an Association and as may be required by the President or the Board of Directors

Section 5. The Treasurer, Assistant Treasurer and any one (1) director at large as determined by the board shall have custody of all property of the Association, including funds, securities and evidence of indebtedness and shall keep the books of the Association in accordance with good accounting practices. The Treasurer shall perform all other duties incidental to the office and shall deposit all funds in such depository as directed by the Board of Directors. Any two (2) persons of the

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group comprised of the President, Vice-President, Treasurer and Assistant Treasurer shall be authorized to sign checks on behalf of the Association.

Section 6. The Assistant Treasurer shall assist the Treasurer by maintaining records of all homeowners' monthly assessment payments and in any other manner that may be of help to the Treasurer

Section 7. A. Official Records The Association shall maintain each of the following items, when applicable, which constitute the official records of the Association

a) Copies of any plans, specifications, permits and warranties related to improvements constructed on the common areas or other property that the Association is obligated to maintain, repair or replace

b) A copy of the By-Laws of the Association and of each amendment thereto

c) A copy of the Articles of Incorporation of the Association and of each amendment thereto

d) A copy of the Declaration of Covenants and a copy of each amendment thereto.

e) A copy of the current rules of the homeowners' association

f) The minutes of all meetings of the Board of Directors and of the members, which minutes must be retained for at least seven (7) years

g) A current roster of all members and their mailing addresses and parcel identification

h) All of the Association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years

i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has any obligation or responsibility Bids received by the Association for work to be performed must also be considered official records and must be kept for a period of one (1) year

j) The financial and accounting records of the Association, kept according to good accounting practices All financial and accounting records must be maintained for a period of seven (7) years The financial and accounting records must include

1) Accurate, itemized and detailed records of all receipts and expenditures

- 2) A current account and periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due and the amount of each assessment or other charge against the member, the date and amount of each payment on the account and balance due
- 3) All tax returns, financial statements and financial reports of the Association
- 4) Any records that identify, measure, record or communicate financial information
- K) Any correspondence (not part of the Statute) Inspection and copying of records. (new)
- a) The official records shall be maintained within the community and must be open for inspection and available for photocopying by members or their authorized agents at a reasonable times and places within ten(10) business days after receipt of a written request for access.
- b) The Board of Directors shall adopt reasonable rules governing the frequency, time, location, notice and manner of inspections, and may impose fees to cover the costs of providing copies of the official records, including, without limitation, the costs of copying

Section 8. All officers of the Association at the time of termination of their office, must turn over all of their records, correspondence and property of the Association to their successors

ARTICLE VII ASSESSMENTS

Section 1. The Board of Directors shall fix and determine from time to time, the sums necessary and adequate for the common expenses of the Association. These expenses shall include operation, maintenance, repair and replacement of the recreation facilities, the costs of carrying out the powers and duties of the Association, all insurance premiums, recreation lease payments and any other expenses designated from time to time by the Board or under the provisions of the Declaration of Restrictions. The Board is specifically empowered on behalf of the association to make and collect assessments and to lease, maintain, repair and replace the recreation facilities. Funds for payment of expenses shall be assessed against lot owners as provided in the Declaration of Restrictions. Said assessments shall be payable on the first day of each and every month unless otherwise ordered by the Board. Special assessments should such be required by the Board, shall be levied in

the same manner as herein provided for regular assessments and shall be payable in the same manner

Section 2. When the Board of Directors determines the amount of any assessment, the Treasurer shall mail or present a statement to each lot owner setting forth the amount of the lot owner's assessment. Payment shall be made to the Treasurer or designee and if requested a receipt shall be provided. Any assessment that is not paid when due shall be delinquent and if not paid within thirty (30) days of the due date there will be a late charge of five dollars (\$5.00) per month. Should the assessment remain unpaid for ninety (90) days after the due date and a registered letter sent to the owner, the Association may institute an action against the owner to recover the amount due or foreclose the lien against the property. The owner will be liable for interest, court costs and disbursements together with action. Non-use of the facilities or the services provided or abandonment of the lot by the owner shall not constitute and exclusion for the liability by the owner for the payment of the assessment.

Section 3. Notwithstanding the provisions of Section 1 and 2 of this Article, if it becomes necessary for the Association to institute an action for the purpose of enforcing the Covenants, the Declaration of Restrictions, reservations or servitude's imposed upon and running with the lands of Vanguard Village in the Mainlands Community Two, the violator shall personally be obligated to pay costs, disbursements and the attorney's fees charged to the Association in the action.

Section 4. In the event, the Architectural Committee shall determine that there is a probability that a homeowner has violated sections 4, 7, 8 or 12, of the Declaration of Restrictions or Article X of the By-Laws, the Board of Directors shall

- 1) Provide written notice to the person alleged to be in violation, and the owner of the home which that person occupies if that person is not the owner
- 2) The notice shall state the following
 - a) the specific nature of the violation,
 - b) a statement of the Association's position concerning the violation,
 - c) a notice of the opportunity for a hearing upon request made within fourteen (14) days of the date of sending the notice,
 - d) that each recurrence of the alleged violation of each day during which it continues shall be a separate assessment
 - e) each violation is subject to a separate assessment,
 - f) all assessments shall not exceed one hundred dollars (\$100.00) each and one thousand dollars (\$1,000.00) in the aggregate,
 - g) the member or alleged violator may, in lieu of requesting a hearing, respond to the notice, within fourteen (14) days of its sending, acknowledging in writing that the violation occurred as alleged and promising that required corrective action shall be taken in accordance with the position of the Association as expressed in

the notice and in the time required. Upon the performance of the violators promise, any further action of the Association shall terminate and no assessments shall be levied.

3) If a hearing is requested, the Covenants Enforcement Committee shall hold same, after giving the alleged violator fourteen (14) days written notice of the date, time and place of the hearing.

4) Subsequent to any hearing, or if no hearing is timely requested and if no acknowledgment and promise timely made, the Covenants Enforcement Committee shall

a) determine if there is sufficient evidence of a violation or violations,

b) notify the Board of Directors to levy a fine for each violation,

or

c) determine there is insufficient evidence of a violation and terminate the proceedings.

5) Upon notification to levy a fine, the Board shall, at a duly called meeting, and by vote of a majority, either

a) approve the assessment,

b) reduce the assessment,

c) waive the assessment,

d) receive additional statements and arguments.

6) Any assessment made under this process shall be due and payable on schedule of assessment payment if assessment exceeds two hundred dollars (\$200.00), within thirty (30) days of the notice of the assessment.

7) If the assessment is not paid, it shall be deducted from any regular assessment being paid until it is paid in full. The unpaid balance of the regular assessment shall be subject to Article VII Section 2 of the By-Laws.

ARTICLE VIII AMENDMENTS

Section 1. These By-Laws of the Association may be amended, repealed, replaced or added to in the following manner:

a) By the Board of Directors presenting a written proposal to the membership at a regular or special meeting, or

b) By a written proposal presented to the membership at a regular or special meeting signed by not less than thirty (30) members of the Association.

c) The presentment shall be made by the Corresponding Secretary of the Association if the proposal is one made by the Board of Directors or if made by the members of the Association by one of the signers to the proposal. The presentment shall be made by delivering the proposal to the Corresponding Secretary prior to the calling of the meeting to order unless a special meeting has been called for the purpose of submitting the said proposed amendment.

Section 2. The procedure for the presentation and voting upon any proposed amendment, repeal, replacement or addition shall be as follows

a) The written proposal must be read by the Corresponding Secretary at the meeting that the proposal is submitted

b) The full text of the proposal must be set forth in the written notice of the next regular or special meeting called for the purpose of discussing and considering the proposal

c) At the aforesaid regular or special meeting referred to in the preceding paragraph, the members shall discuss, consider and vote on the proposal after the Corresponding Secretary has read the notice of the meeting and the proposal to the members in attendance

d) It is the express purpose and intent of the section to have three (3) reading of any proposal under this ARTICLE VIII prior to submitting the proposal to a vote. The three (3) readings consist of the initial reading by the Corresponding Secretary at the meeting that the proposal was submitted, the written meeting notice containing the full text of the proposal and the final and third reading made at the meeting set forth in the meeting notice. The Corresponding Secretary shall read the proposed amendment in its final form prior to the vote

Section 3. These By-Laws may be amended, repealed, replaced or added to by the majority of those members voting, in person or by limited proxy, the scheduled membership meeting

Section 4. Amendments approved by the membership as proscribed by these By-Laws, are to become effective as of the date of adoption

ARTICLE IX PARLIAMENTARY RULES

Robert's Rules of Order (latest edition) shall govern the conduct of the meetings of the Association when not in conflict with the Articles of Incorporation, the Declaration of Restrictions or these By-Laws

ARTICLE X RULES & REGULATIONS

Section 1. the Board of Directors may from time to time, adopt or amend administrative rule or regulation governing the details or the operations, use, maintenance, control or management of the recreational facilities or services available to the unit owners. The Board of Directors shall also be authorized to adopt or amend

rules and regulations governing the rental of property by lot owners. A copy of the rules and regulations together with amendments, as made, shall be posted in the bulletin board in the clubhouse (effective 12/18/90)

Section 2. The use of the recreation area and the facilities shall be subject to the rules and regulations established by the Board of Directors

Section 3. Any damage to the recreation area, its facilities or equipment caused by a unit owner of the family, including servants, guests, tenants, etc., shall be the responsibility of and charged to and paid for by the unit owner of the premises wherein the family, servants, guests, tenants, etc., were or are residents, invitees or guests at the time of the act of damage. The cost of the damage shall become a charge and lien upon the unit owner and the lot and constitute a special assessment

Section 4. Items not allowed

- a) Swings of any kind,
- b) Permanent or portable swimming pools of any kind,
- c) Basketball backboards of any kind,
- d) Sheds of any kind,
- e) Fences of any kind (manmade or natural),
- f) Commercial vehicles of any kind

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ARTICLE XI
AUDITS & BUDGET

Section 1. Audits of the Association's books shall be made quarterly by an Audit Committee appointed by the President with the approval of the Board of Directors. The committee shall consist of five (5) members at least three (3) of whom shall not be members of the Board of Directors

Section 2. A Budget Committee consisting of the Treasurer, Assistant Treasurer and three (3) members of the Association who shall be appointed by the President with the approval of the Board of Directors, shall prepare and annual budget that shall be included with the notice of the December general membership meeting

ARTICLE XII
CONFLICT

Should there be a conflict between these By-Laws and / or any Rule or Regulation resulting therefrom, and the Declaration of Restrictions, then these By-Laws and / or any Rule of Regulation resulting therefrom, shall prevail to the extent permitted by law

Executed this 1st day of SEPT., 1998 to be effective immediately

Vanguard Village in the Mairlands
Community Two Association, Inc
c/o 2500 Weston Road, Suite 220
Weston, FL 33331

Jean M. Weizenacker
Jean M. Weizenacker
Norma Bickoff
Witnesses Norma Bickoff

By E. Arthur Clark, Jr.
E. Arthur Clark, Jr.
Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared E. Arthur Clark, Jr. well known to be to be the Vice President of the corporation, and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them, by said corporation and that the seal affixed thereto is the true corporate seal of said corporation

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of SEPT., A D 1998

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Hyman Zipstein
Notary Public

