

BYLAWS

OF

DEERTREE HILLS, INC., A MOBILE HOME CONDOMINIUM



BK: R2333 PG: 02080

**ARTICLE I
Name**

The name of this Association shall be Deertree Hills, Inc., a Mobile Home Condominium.

**ARTICLE II
Purpose**

The purpose for which this Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter called the Condominium Act, for the operation of Deertree Hills, Inc., a Mobile Home Condominium, located at 5234 Blountstown Highway, Tallahassee, Florida.
These Bylaws are to be read in conjunction with the Declaration of Condominium which establishes Deertree Hills, Inc. as a Mobile Home Condominium. (On file in the public records, Leon County Courthouse, Book 737, Page 171)

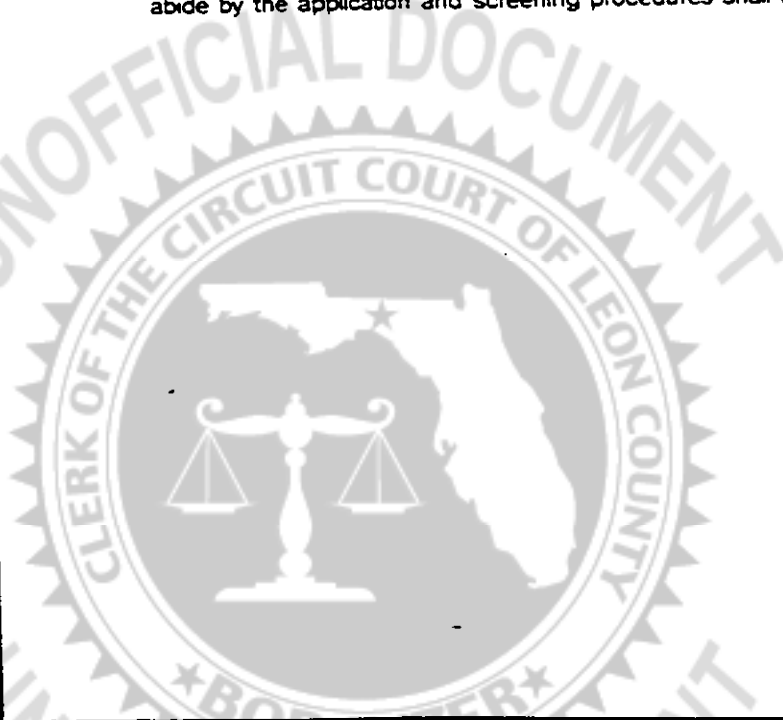
**ARTICLE III
Powers**

The powers of the Association shall include and be governed by the following provisions:

1. The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these articles and the Declaration of Condominium hereinafter called the Declaration, and all the powers and duties reasonably necessary to operate the Condominium as set forth in the Declaration, and as may be amended from time to time including, but not limited to the following:
 - (a) To make and collect assessments against members to defray costs, expenses, and losses of the Condominium.
 - (b) To use the proceeds of assessments in the exercise of its powers and duties.
 - (c) To maintain, repair, replace and operate the Condominium property.
 - (d) To purchase insurance upon the Condominium property and insurance for the protection of the Association and its members.
 - (e) To reconstruct improvements after casualty and to further improve the property.
 - (f) To make and amend reasonable regulations respecting the use of the property in the Condominium.
 - (g) To approve or disapprove the transfer, mortgage and ownership of lots as may be provided by the Declaration and the Bylaws; and require all transfers, mortgages and any other lease or transfer of ownership documents to state on its face that such lease, mortgage or other transfer is subject to all liens, assessments, Bylaws, terms and conditions of the Condominium Declaration, and other rules and regulations of the Association.
 - (h) To enforce by legal means the provisions of the Condominium Act, the Declaration, these Bylaws of the Association and the regulations for the use of the Condominium.
 - (i) To contract for the management of the Condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Governors or the membership of the Association.
 - (j) To contract for the management or operation of portions of the common elements susceptible to separate management or operation.
 - (k) To employ personnel to perform the services required for proper operation of the Condominium.
 - (l) The association has the power to acquire title to property or otherwise hold, convey, lease, and mortgage association property for the use and benefit of its members. The power to acquire personal property shall be exercised by the board of administration. The association has the power to purchase any land or recreation lease upon the approval of such voting interest as is required by the Declaration, 2/3 vote. 718:111, 7-8.
 - (m) To operate, maintain and manage any and all facilities necessary to provide utility services to the condominium and to the lot owners.
 - (n) To establish and maintain a utility board to oversee the operation and provision of utility service to the condominium and to the lot owners.
 - (o) To borrow money from time to time as determined by the board, to upgrade, repair and rebuild common elements. In borrowing money pursuant to this provision, the association shall have the power to encumber condominium property and to assign all or part of the association's revenue to secure said loan.
2. The Board of Governors shall authorize the Manager and Maintenance Operator to cut off water service on all vacant lots and mobile homes for safety purposes and to eliminate abusive use of water.
3. All funds and the titles of all properties acquired by the association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration and these Bylaws.
4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and these Bylaws.

**ARTICLE IV
Members**

1. The members of the Association shall consist of all record owners of lots.
2. New members and lessees will be screened by a Committee of three, comprised of either the Manager, Chairman of the Board, or Secretary and at least two members of the Board, who will submit a report and recommendations to the entire Board for final review and appropriate action. Voting on application for membership and leasing shall be by ballot.
3. Condominium application procedures for purposes for approval or disapproval prior to occupancy of properties, include the following: (a) Good moral character; (b) Reading and agreeing to abide by Condominium Bylaws, the Declaration of Condominium, and all general rules; (c) Pay all Condominium assessments; and (d) Payment of the utility service deposit set by the Utility Board. Failure to abide by the application and screening procedures shall be cause for automatic disapproval.



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4. Change of membership in the Association shall be established by the recording in the public records of Leon County, Florida, of a deed or other instrument establishing a record title to a lot in the Condominium and the delivery to the Association a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association upon payment of fees as required in the Declaration. The membership of the prior owner shall be thereby terminated.

5. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his lot.

6. A primary condition of site owner is continued compliance with the Declaration, Bylaws and regulations which are designed for mutual protection. Violations of any of the provisions may be grounds for termination of membership in Deertree Hills Condominium. Prior to taking action against members for violations of Condominium rules and regulations, the offending member shall be entitled to a hearing before the Board in accordance with Roberts Rules of Order Newly Revised, unless waived in writing, and the member shall otherwise be afforded due process of law in accordance with the State and Federal Constitutions.

ARTICLE V Meetings

1. The annual members' meeting shall be held at 7:30 in the evening on the second Monday in September of each year. Such meetings shall be held in the Deer Den unless otherwise designated by the membership. Such meetings shall be held for the purpose of electing Governors and transacting any other business authorized to be transacted by the members. If that day falls on a legal holiday, the meeting shall be held at the same hour and place on the next day.

2. The members of the Association shall be entitled to cast one vote for each lot owned by them at any members' meeting.

3. Special members' meetings shall be held whenever called by the Chairman, Vice-Chairman or by a majority of the Governors, and must be called by such officers upon receipt of a written request from 10% of the members entitled to vote.

4. Notice of all special members' meetings, stating the time and place and the objects for which the meeting is called, shall be given by the Chairman, Vice-Chairman, or Secretary unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed by U.S. Mail or hand delivered not less than 14 days nor more than 30 days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice.

5. (a) A quorum at special or annual members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. If any meeting of the members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting for at least ten days, and adequate notice of the new date shall be given as described in Paragraph 4 of this section. (b) The acts approved by a majority of those present at a meeting, properly called, at which a quorum is present, shall constitute the acts of the members except where approval by a greater number is required by the Declaration or Bylaws.

6. Voting at Members' meetings for Governors is to be by ballot. Votes must be cast by the record owner only, one vote for each lot owned. No proxies may be used for elections. At the general meeting proxies may be used in determining a quorum. They shall be valid only for the particular meeting designated and must be filed with the Secretary, Chairman or Vice Chairman before the appointed time of the meeting. Ballots and all voting materials shall be kept by the Secretary for one year.

7. The order of business at annual Members' Meetings, and as far as practical at special Members' Meetings shall be:

1. Call to order by Board Chairman
2. Election of Members' Chairman
3. Members' Chairman appoints a Secretary for the meeting
4. Proof of notice of the meeting. (U.S. Post Office certification or hand delivered.)
5. Election of Tellers. (Not current Board Members, not Officers, not Candidates for the Board.)
6. Tellers: Assemble envelopes already turned in.
7. Distribute blank ballots to those who have not voted (must have ballots and inner and outer envelopes)
8. Collect ballots not already cast. Close the Polls.
9. Tellers certify voters signatures against list of qualified voters. Mark any unsigned outer envelopes as "Disregarded" (Not to be counted). Place these in separate receptacle.
10. Open outer envelopes. Open inner envelopes. Place outer and inner envelopes in separate receptacles.
11. Disregard any with more than one envelope and mark them as "Disregarded" — Not to be counted.
12. Tellers count the votes. Give the final report of the counted votes to the Chairman. Give ballots and envelopes to the Secretary for official record.
13. Chairman announces results. Asks those to stand for recognition
14. After the Election, establish Quorum for Members' Meeting
15. Continue with members' Annual Meeting Agenda
 1. Reading of Minutes.
 2. Reports of Officers.
 3. Reports of Committees.
 4. Unfinished items.
 5. Ask for comments or questions by Members
 6. Communications and announcements.
 7. Adjournment.

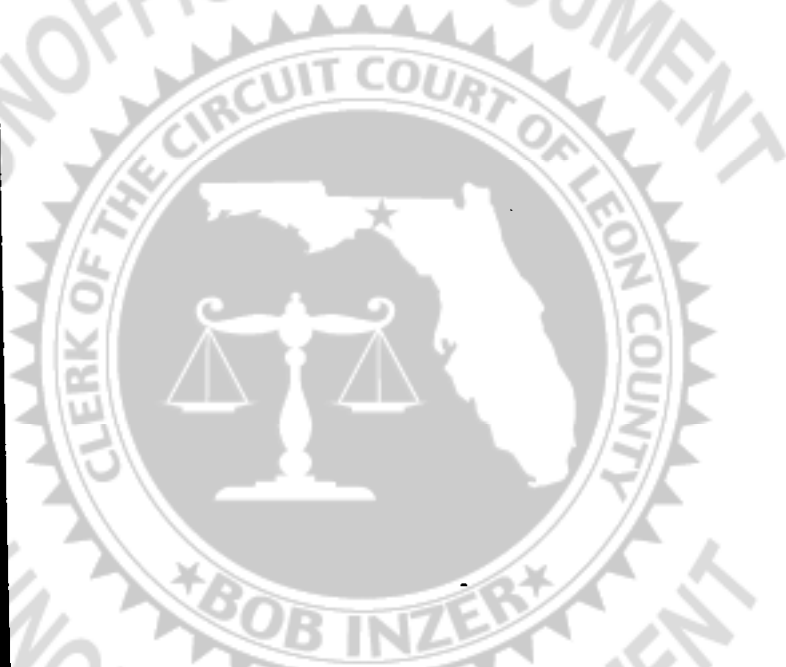


ARTICLE VI
Governors

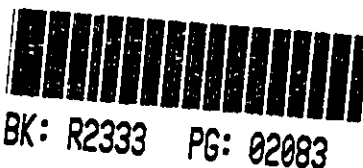
1. The affairs of the Association shall be managed by a Board of Governors consisting of not less than five nor more than nine Governors, and in the absence of a determination otherwise shall consist of nine Governors.
2. The Governors of the Association shall be elected at the annual meeting of the members. If there is only one candidate to fill a vacancy, no election is required.
3. The Governors shall be elected for a term of two years, and until their successors are elected and qualify. The terms of four Governors shall expire in even numbered years and the terms of five Governors shall expire in odd numbered years. Nominees for Board office shall be record owners and residents for at least six months prior to election. Duties of a Governor shall include the attending of all meetings (unless excused by the Chairman), active participation in the business affairs of the Association and timely payment of all assessments. Reoccurring, unexcused absences shall be cause for dismissal at the discretion of the Board.
4. A vacancy in any office shall be filled by election by the Board of Governors and shall be by ballot, unless there is only one nominee for the office, in which case a ballot vote will not be required. Upon at least a 2/3 vote of the members or by the Board of Governors, a Governor may be asked to resign if he proves disruptive and antagonistic to the welfare of the Condominium or the Board (provided he has been given a hearing in accordance with Roberts Rules of Order Newly Revised). The Board may declare a vacancy in any office by at least a 2/3 vote, for failure to perform the stated duties. Notice must be given to the Officer or Board Member and if he still does not comply with fulfilling stated duties, the vacancy of office may be declared and the election of a replacement may then take place. In the event a recall is deemed necessary, State Statutes will be followed.
5. The Board of Governors shall hold an organization meeting immediately following the annual meeting of the membership, and shall at that time elect officers, fill vacancies on the Utility Board, and set times for regular meetings. Election of officers and appointments to the Utility Board shall be by ballot unless there is but one nominee for each office or position.
6. The Governors shall elect from their number, one person to act as Chairman, one as Vice-Chairman, one as Secretary, one as Treasurer and one to serve as Chairman of the Utility Board. The Governors may also appoint or employ a Manager, a Bookkeeper, a Utility Manager and other agents and employees as may from time to time be deemed convenient. These agents shall serve for one year, or until replaced. Duties of these agents shall be designated from time to time as deemed necessary by the Board. The Manager and Treasurer shall have been a member and resident of Deertree Hills Condominium, Inc., for at least one year.
7. Special Meetings of the Board of Governors may be called: (a) By the Chairman, or in his absence by the Vice-Chairman or Secretary; or (b) By 10% (ten percent) of the voting members of the Association. Notice of the special meetings of the Board of Governors shall be sent to each Governor by the person or persons calling the meeting at least 7 days in advance, unless such notice is waived by two-thirds of the Governors. Notice shall be posted in the designated place at least 48 hours prior to the meeting, except in an emergency. If an emergency meeting is necessary at any time, the Board actions must be ratified at the next regular meeting.
8. Minutes of all meetings of the Board of Governors shall be open to inspection by any member of the Association by appointment. Minutes and important records must be kept for at least seven years.
9. A quorum at Governors' meetings shall consist of a majority of the entire Board of Governors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Governors, except where approval by a greater number of Governors is required by the Declaration of Condominium, herein called the Declaration, or these Bylaws. If at any meeting of the Board of Governors, less than a quorum is present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At an adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Governor in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Governor for the purpose of determining a quorum.
10. All the powers and duties of the Association existing under the Condominium Act, the Declaration and these Bylaws shall be exercised exclusively by the Board of Governors, its agents, contractors or employees, subject only to approval by lot owners when such is specifically required. Compensation of employees of the Association shall be fixed by the Governors. No member employed by, or under long-term contract to the Condominium may be a member of the Board of Governors.
11. The Board of Governors may authorize disposal of outdated papers from time to time at any regular meeting, subject to State Statute requirements. Decision by the Board must be made that the outdated papers are of no further use to the Condominium or its members. When such decision is made by the Board, the Secretary and/or Chairman may then proceed to properly destroy those deemed of no further use.
12. The Board of Governors shall provide for an annual (and at such other times as deemed necessary) audit of all financial records of the Condominium.

ARTICLE VII
Officers

1. The Chairman shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association. The Chairman shall act as ex-officio member of all committees.
2. The Vice-Chairman shall in the absence or disability of the Chairman exercise the powers and perform the duties of the Chairman. He shall also generally assist the Chairman and Secretary to exercise such other powers and perform such other duties as shall be prescribed by the Governors. He shall serve as Corresponding Secretary. He shall attend to the giving and serving of all notices to the members and governors and other notices required by the Bylaws and regulations.



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3. The Secretary shall keep the minutes of all proceedings of the Governors and the members. He shall keep the records of the Association and shall perform all other duties incident to the office of Secretary of an association as may be required by the Governors or the Chairman.

4. The Treasurer shall supervise the disbursement and collection of monies handled by the Association, and the preparation of reports. The bookkeeping activities may be performed by an appointed Bookkeeper under the supervision and with the assistance of the Treasurer. The Bookkeeper may be paid for services rendered according to the salary approved by the Board of Governors. The Bookkeeper may not be a member of the Board of Governors.

5. The Chairman of the Utility Board shall oversee and lead the Utility Board in its duties. The Chairman shall supervise the disbursement and collection of monies handled by the Utility Board, and preparation of reports to the Board of Governors. The bookkeeping activities may be performed by an appointed Bookkeeper under the supervision and with the assistance of the Chairman of the Utility Board. The Bookkeeper may be paid for services rendered according to the salary approved by the Utility Board. The Bookkeeper may not be a member of the Board of Governors or the Utility Board and may be the same Bookkeeper hired and used by the Board of Governors.

6. The Association shall bear the cost of bonding of appointed or elected officers and governors, as outlined in Florida Statutes 718.112 (2) (1).

ARTICLE VIII Indemnification

Every Governor and every Officer of 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 to which he may be a party, or in which he may become involved, by reason of his being or having been a Governor or Officer of the Association, or any settlement thereof, whether or not he is a Governor or Officer at the time such expenses are incurred, except in such cases wherein the Governor or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Governors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of other rights to which such Governor or Officer shall be entitled.

ARTICLE IX

Defaults - Assessments - Invalid Transfers

1. Assessments shall be due on the first of each month, payable to the Deertree Hills Condominium, Inc., and delivered to such address as designated by the Board of Governors. If not paid by the fifteenth of the month, assessments shall have a late charge as provided by Florida Statutes and levied by the Board of Governors. Payments shall apply first to the late charges, to Attorney costs, and other fees, if applicable, and then to the utility service assessments and then to the common expense assessment.

2. The assessment shall consist of two separate and identifiable charges: (a) The assessment to cover all common expenses except utility services ("common expense assessment"); and (b) the assessment to cover the common expenses related to the utility service and the provision of utility service to the condominium and the unit owners ("utility service assessment").

3. The common expense assessment shall be determined by the Board of Governors in accordance with these Bylaws, Declaration and State Law. The Utility service assessment shall be determined by the Utility Board in accordance with these Bylaws, Declaration and State Law.

4. The assessment shall be billed by the Board of Governors and collected by the Board of Governors. As assessments are collected, the utility service assessment will be paid to the Utility Board on a monthly basis.

5. If a lot owner shall be in default in the payment of any assessment, or any portion thereof, the Board of Governors may accelerate the assessments upon notice thereof to the defaulting lot owner, and thereupon the unpaid balance of the assessments shall become due upon the date stated in the notice, but not less than ten days after delivery thereof to the lot owner, nor not less than 20 days after the mailing of such notice to him by registered or certified mail, whichever shall first occur. Accelerated assessments shall include the amounts due for the remainder of the budget year in which the lien is filed.

6. The Condominium Association reserves the right to require potential purchasers through foreclosure sales to comply with the Condominium application procedures for purposes of approval or disapproval, prior to occupancy of properties subject to sale, except as provided otherwise by Article 13, Declaration of Condominium.

7. Assessments for common expenses or emergencies which cannot be paid from the annual assessments for common expenses shall be made only after notice of 14 days of the need thereof to the lot owners. After such notice, and upon approval by a majority of the membership, the assessment shall become effective, and it shall be due after 30 days notice thereof in such manner as the Board of Governors may require.

ARTICLE X Compensation

The Association shall make no disposition of income to its members, Governors, Officers or any of them, except as provided for in Article VI, Paragraph 10.



ARTICLE XI
Amendments

Amendments to the Bylaws shall be proposed and adopted in the following manner.

1. At least 14 days notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. Notice of special members meetings to discuss amendments must be given at least 14 days prior to the meeting and should be in writing and be mailed by U.S. Mail or hand delivered. Notice should also be posted at least 14 continuous days before the meeting.
2. A resolution approving a proposed amendment may be proposed by either the Board or by the members of the Association. Governors and members not present in person at the meetings considering the amendment may vote by proxy, providing such proxy is properly witnessed and delivered to the Secretary, Chairman or Vice-Chairman prior to the meeting.
3. Approval of an amendment must be by not less than two-thirds of the members of the Board of Governors and by not less than two-thirds of the members voting thereon, in person or by proxy, at an annual meeting or a special meeting called for that purpose.
4. No amendment shall make any changes in the qualifications for membership. Voting rights of record owners cannot be refused.

ARTICLE XII
Term

The term of the Association shall be the life of the Condominium, unless the Association is terminated sooner as provided in the Declaration. The Association shall be terminated by the termination of the Condominium in accordance with the provisions of the Declaration.

ARTICLE XIII
Subscribers

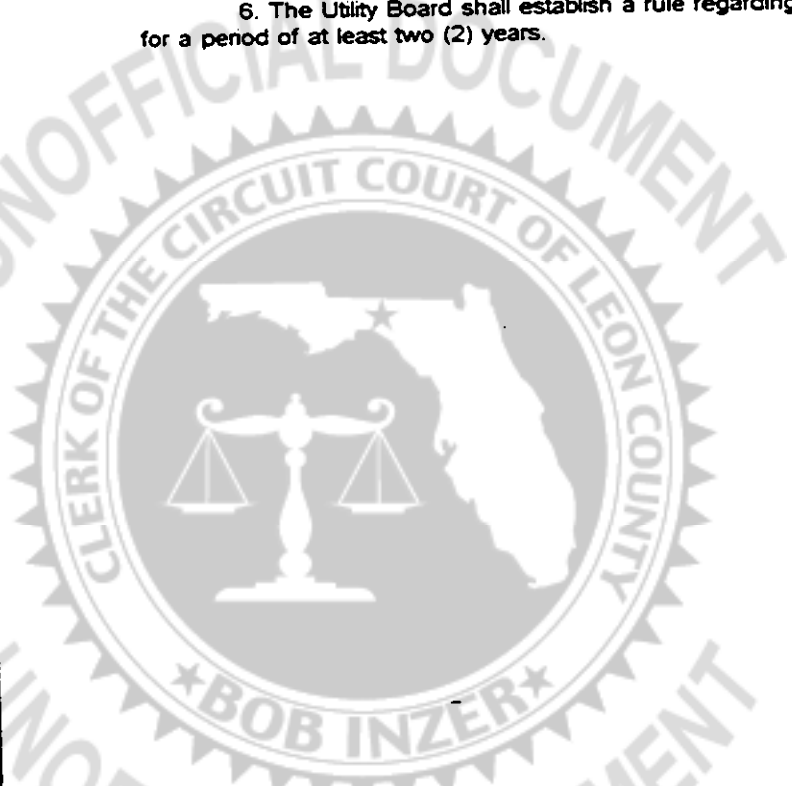
The names of the subscribers of these Bylaws are the members on record with the Condominium and the residents therein. Any resident of the Condominium, whether as owner of Condominium property or as renter, guest or visitor must comply with the Bylaws, where applicable, and with all standing rules and regulations as set forth by the Board of Governors and the Declaration. The mere acquisition or rental of any of the family units of the project or the mere act of occupancy of any of these units has the effect of signifying that the Bylaws, Declaration of Condominium and all general rules are accepted, ratified and will be complied with. A member or renter must be responsible for insisting that his guests and visitors observe the Condominium rules. Violations may result in the appropriate action being taken as deemed necessary by the Board of Governors.

ARTICLE XIV
Parliamentary Authority

Robert's Rules of Order Newly Revised shall govern the Condominium in all cases in which they are not in conflict with Condominium Bylaws or the Declaration.

Article XV
Utility Board

1. The Association shall establish a Utility Board which shall oversee the operation and maintenance of the utility system owned by the association.
2. The Utility Board shall exist for the following express purposes:
 - (a) To construct, maintain and operate a water system for the supplying of water to the condominium and the lot owners and to engage in any activity necessary to the construction, maintenance and operation of a water system; and
 - (b) To construct, maintain, and operate a sewage disposal system for the use and benefit of the condominium and the lot owners and to engage in any activity necessary to the construction, maintenance and operation of a sewage disposal system.
3. The Utility Board shall be comprised of three members. The members of the Utility Board shall be elected by the Board of Governors. At least one member must be a member of the Board of Governors. All members of the Utility Board must meet the following criteria: (a) must have been a resident and member of Deertree Hills Condominium, Inc., for at least six months; (b) must be current in the payment of their condominium assessments; (c) must not have any unpaid fines; and (d) must be in compliance with all rules and regulations of the Condominium Association. The Utility Board members shall be elected to a term of two years, and shall serve as a member of the Utility Board until their successors are elected and qualified or until they resign.
4. The Utility Board members shall be voluntary positions and shall be responsible for overseeing the operation and maintenance of the utility system, including but not limited to, adopting an annual budget, setting the utility service assessment, and enforcing the rules of the Utility Board.
5. The Utility Board shall adopt rules regarding the utility service provided to lot owners through the water supply system and sewage disposal system.
6. The Utility Board shall establish a rule regarding the payment of a minimum deposit which shall be held by the Utility Board for a period of at least two (2) years.



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IN WITNESS WHEREOF:

Comprehensive revisions of these Bylaws, the Declaration and Articles of Incorporation were approved at a Members' Annual Meeting on September 13, 1999, after proper notice to all members and after prior Board approval. The revisions were recorded on January 11, 2000, Book R2333 Page 02080.

Raynell King 01/10/00
Raynell King Board Chairman Date

Kathleen S. Jemison 1/10/2000
Kathleen S. Jemison Board Secretary Date

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 10th day of JANUARY 2000 by the above persons who are personally known by me.

Herbert L Cox
(Signature of Notary)

Herbert LAMAR Cox
(Type or Print Name)



Herbert L Cox
MY COMMISSION # CC094562 EXPIRES
December 12, 2003
BONDED THRU TROY FARM INSURANCE, INC



Prepared By:
Maunce Hinds, 2 Sika Deer Dr.
Tallahassee, FL 32304