

Bylaws of Villages at Wilson Green Home Owners Association, Inc.

ARTICLE I. MEETINGS OF MEMBERS

Section 1. Annual Meeting:

The annual meeting of the voting members of this corporation shall be held at the time and place designated by the directors of the corporation. The annual meeting of the members for any year shall be held no later than thirteen (13) months after the last preceding annual meeting of members.

Voting Members is defined as one representative of a home owner. The representative may be the home owner or a proxy. One voter per home owned. Refer to the Covenant and Restrictions.

Section 2. Regular Meetings:

Meetings of the voting membership shall be held quarterly as set by the Board.

Section 3. Special Meetings:

Special meetings may be called by the Board or by a petition signed by 30% of the voting membership.

Special board meetings may be called at any time by any two (2) members of the Board. Notification to all board members beforehand is a necessity, however, an inability or refusal to attend of any board member(s) does not invalidate the special meeting as long as two members attend. Any voting as a result of the meeting must have a majority of the Board.

Section 4. Notice:

Written notice stating the purpose, place, day, and hour of the meeting shall be delivered not less than ten (10) nor more than sixty (60) days before the meeting, either personally or by mail to each voting member of record.

Section 5. Member Quorum and Voting:

A majority of the members entitled to vote, represented in person or by proxy, shall constitute a quorum.

If a quorum is present, the affirmative vote of the majority of the present voting membership shall be the act of the members unless otherwise provided by law or these bylaws.

ARTICLE II: ASSESSMENTS

The annual assessment shall be billed at the beginning of each fiscal year (January 1) according to the following schedule:

Section 1. Annual Maximum Assessment:

As of January 1, 2010, the annual assessment shall be \$93.50 per lot. The maximum annual assessment may be increased each year by no more than 10% above the assessment from the previous year without a majority vote of the voting membership.



Section 2. Collection of Assessments:

Annual assessments shall be due and payable on the on January 1 of each year and shall be delinquent if not paid by the 15th day of February each year. All assessments not paid by February 15th shall bear a service charge of ten percent (10%) of the past due amount.

Special assessments shall be due and payable in accordance with such dates and terms as set by the Association Board of Directors, and shall bear a service charge of ten percent (10%) of the past due amount.

The Association shall be entitled to collect from delinquent owners all legal costs, including a reasonable attorney's fee, incurred by the Association with or incident to the collection of such assessment and/or service charges or fees in connection with the enforcement of the lien resulting there from, in accordance to Florida law.

ARTICLE III. BOARD OF DIRECTORS

Section 1. Number and Corporate Requirement:

The Board of Directors shall consist of three (3) to five (5) members. The members of the Board shall be required to be members of the corporation. The number of Directors may be increased or decreased by amendment to these bylaws and the Articles of Incorporation as needed to meet the needs of the association.

The Board of Directors shall hold an organizational meeting following each annual meeting of members.

Section 2. Quorum and Voting:

A majority of Directors shall constitute a quorum for the transaction of business, and the acts of a majority of Directors present at a meeting in which a quorum is present shall constitute the acts of the Board of Directors. If at any board meeting, less than a quorum is present, a majority of those present may adjourn the meeting until a quorum is present.

Section 3. Vacancies:

A vacancy on the Board of Directors, except a vacancy occurring by the removal of a Director, may be filled by the vote of a majority of the remaining Directors, even though less than a quorum is present. Each Director so elected shall hold office for the unexpired term of his/her predecessor.

Section 4. Removal from Office:

Any officer may be removed from office by two-thirds of the voting members of the Association present and voting providing that notice has been furnished by mail at least two weeks prior to the meeting.

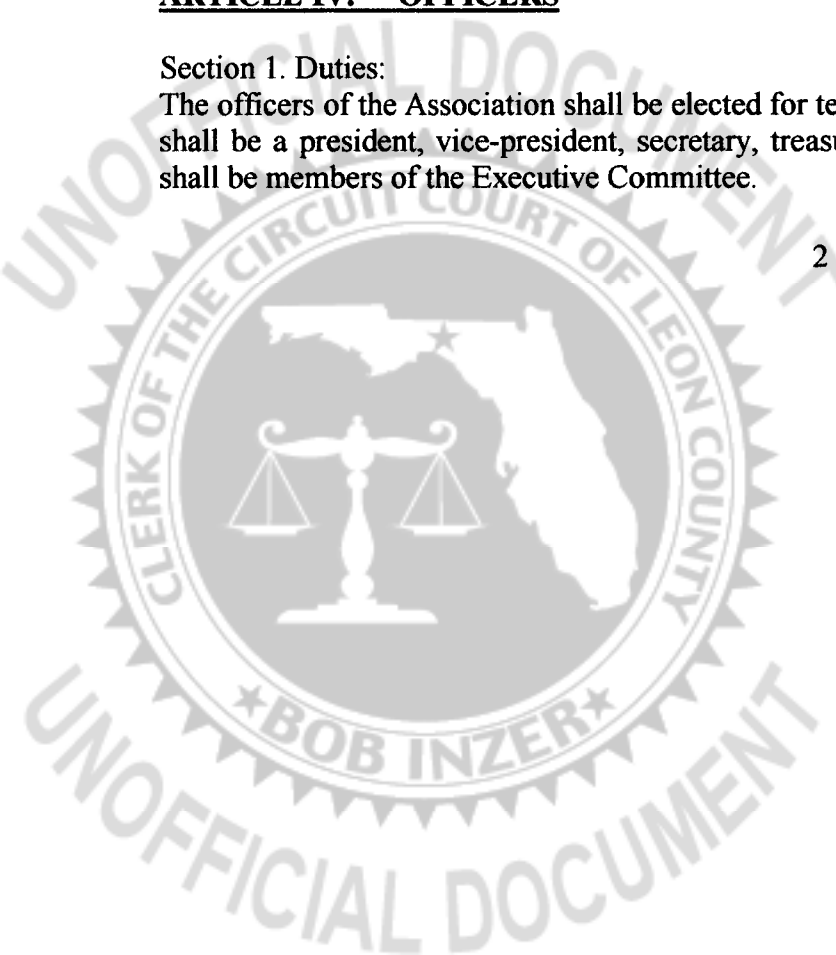
Section 5. Replacement of Officers:

Vacant offices may be filled at any meeting by the Board for the unexpired portion of the term.

ARTICLE IV. OFFICERS

Section 1. Duties:

The officers of the Association shall be elected for terms of two years from the voting membership and shall be a president, vice-president, secretary, treasurer, and member-at-large. These elected officers shall be members of the Executive Committee.



The initial officers were assigned by the developer of the Villages at Wilson Green. Elections for the initial group of officers shall occur annually, until a quorum of voting members attends an election, at which time the term shall extend to two years.

Section 2. Elections of Officers:

Officers shall be nominated for two-year terms prior to the annual meeting that is held in the first quarter of the voting year. Elections shall be held by written secret ballot and shall be counted by the Board and announced as the first order of business at the quarterly meeting. Officers-elect shall be installed immediately thereafter.

Section 3. Nominations of Officers:

Nominations of officers may come from the voting membership or from the Board, and must be received by the Board no later than March 1st. The Board will prepare ballots for the voting membership at least two business days prior to the quarterly meeting.

Section 4. Duties of Officers:

The President shall preside over all meetings and shall be an ex-officio member of all committees. The President shall be empowered to speak on behalf of the Association consistent with the objectives and prior resolutions of the Association. Such statements made by the President shall be submitted to members at the next regular meeting of the Association.

The Vice-President shall fulfill the duties of the President in the President's absence, and shall serve as parliamentarian of the Association.

The Secretary shall be responsible for keeping an accurate written record of all business transactions of the Association, including minutes of all meetings, and all outside correspondence of the Association.

The Treasurer shall be responsible for monitoring the Association's monies, shall keep an accurate record of receipts and expenditures, shall cosign all Association checks over \$250.00, and shall report at each meeting the account balances and the number of members who have not paid assessments.

The Member-at-Large shall become the Association's delegate to any group that the Association joins, shall assume other duties as assigned by the Board, and shall serve in the absence of other officers.

ARTICLE V. COMMITTEES

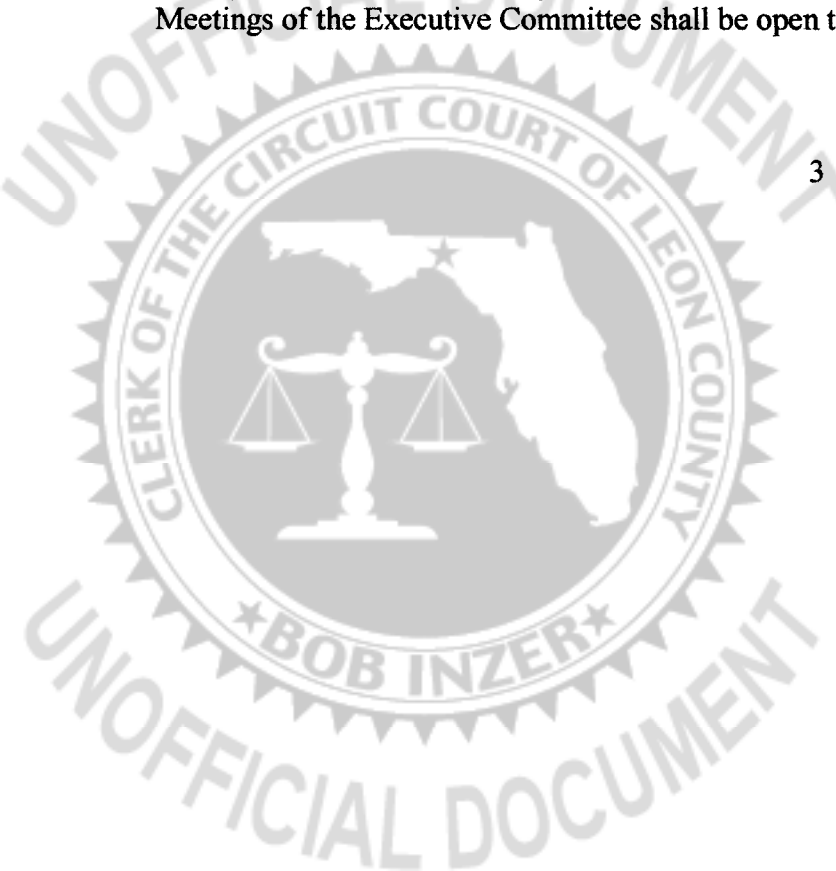
Section 1. Executive Powers:

The Executive Committee shall transact all necessary business in the intervals between regular meetings and such business as may be referred to it by the Association, and shall appoint all committees and approve all work of such committees.

Section 2. Executive Committee:

The Executive Committee shall consist of all officers and all chair persons of standing committees.

The President serves as presiding officer. This committee shall conduct all business of the Association as required, and shall meet upon the call of the President or upon call of three committee members. Meetings of the Executive Committee shall be open to all interested parties.



Section 3. Standing Committees:

The Architectural Control Committee shall perform all duties as described in Article Fifteen of the Declaration of Covenants, Conditions, Restrictions, and easements for Villages at Wilson Green, a subdivision as per map or plat thereof to be recorded in the Plat Book records of the Public Records of Leon County, Florida.

The Landscape Committee shall be responsible for the maintenance and beautification of the common areas in compliance with all requirements of the recorded plat of the subdivision and all governmental entities with jurisdiction over such areas.

The Communications Committee shall develop all internal and external communications as requested by the Board of Directors, including, but not limited to the Association directory.

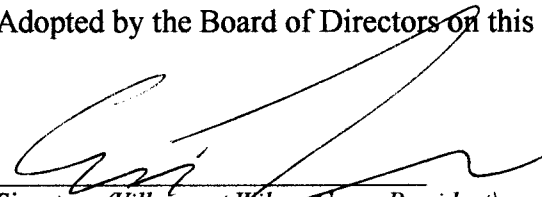
The Neighborhood Relations Committee shall develop and plan all social events and welcoming events for the neighborhood. This committee also shall be responsible for the neighborhood security issues such as Neighborhood Watch and any need for traffic control.

The Covenant Enforcement Committee shall be responsible for enforcing the Villages at Wilson Green Covenants and issuing all violations. The committee shall have the Secretary of the Association or the Association Management Firm notify all members of such violations and that they have 60 days from date of notification to correct violations at which time legal action according to Article Thirty Four of the Covenants will be instituted.


ARTICLE VI. AMENDMENT

These bylaws may be repealed or amended, and new bylaws may be adopted by the Board of Directors.

Adopted by the Board of Directors on this ~~10~~¹⁴th day of April, 2010.


Signature (Villages at Wilson Green President)

Eric Lundgren
Print Name

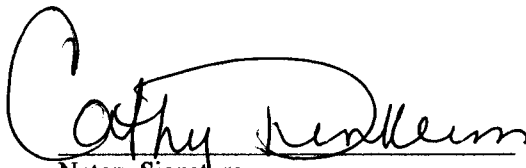

Witness

RASHADA L HOUSTON
Print Name

State of Florida,
County of Leon

The foregoing instrument was acknowledged before me by Eric Lundgren
this 14th day of April, 2010 who did/did not take an oath. He has produced 1532204694090 as identification.




Notary Signature



Sheila T. Williams
Signature (Villages at Wilson Green Vice President)

Sheila T. Williams
Print Name

State of Florida,
County of Leon

Rashada L Houston
Witness

RASHADA L HOUSTON
Print Name

The foregoing instrument was acknowledged before me by Sheila T. Williams
this 14th day of April, 2010 who did/did not take an oath. She has produced personally known
identification.



Cathy Dunklin
Notary Signature

Rashada L Houston
Signature (Villages at Wilson Green At-Large)

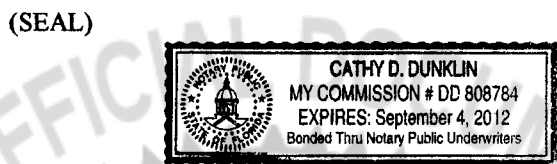
RASHADA L HOUSTON
Print Name

State of Florida,
County of Leon

Sheila T. Williams
Witness

Sheila T. Williams
Print Name

The foregoing instrument was acknowledged before me by Rashada Houston
this 14th day of April, 2010 who did/did not take an oath. She has produced H235732766328
identification.



Cathy Dunklin
Notary Signature



[Signature]
Signature (Villages at Wilson Secretary)

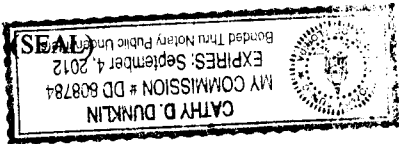
Aric Larson
Print Name

State of Florida,
County of Leon

[Signature]
Witness

Sheila T. Williams
Print Name

The foregoing instrument was acknowledged before me by Aric Larson
this 14th day of April, 2010 who did/did not take an oath. He has produced L125001768370 as identification.



[Signature]
Notary Signature

[Signature]
Signature (Villages at Wilson Green Treasurer)

Julius Wiggins
Print Name

State of Florida,
County of Leon

[Signature]
Witness

RASHADA L HOUSTON
Print Name

The foregoing instrument was acknowledged before me by Julius Wiggins
this 14th day of April, 2010 who did/did not take an oath. He has produced W252 430822120 identification.



[Signature]
Notary Signature

