

BY-LAWS

OF

LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC.

ARTICLE 1

NAME AND LOCATION. The name of the corporation is LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, hereinafter referred to as the "Association". The principal office of the corporation shall be located at 6250 Longwood Blvd., Sarasota, Florida 33580, but meetings of members and directors may be held at such other places within the State of Florida, County of Sarasota, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Defined terms in the Declaration referred to in the Articles of Incorporation of this Association (hereinafter referred to as the "Declaration") are herein used as therein defined.

ARTICLE III
MEETING OF MEMBERS

Amended 20 April 2016

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the ~~same day of the same month of each year thereafter~~, at the hour of ~~7:30 o'clock~~ P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. The first meeting of the Board of Directors of the Association shall be held immediately succeeding the annual meeting of members.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-third (1/3) of all of the votes of the Class A membership.

Section 3. Notice of Hearing. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the members' address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. Proof of such may be waived before or after meetings.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, a majority of the votes of each class of

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membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary before the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

Section 6. Minutes of all meetings of the members shall be kept in a business-like manner, and shall be available, upon reasonable notice and at reasonable times, for inspection by the members and directors at the office of the Association.

Section 7. Voting.

(a) In any meeting of members, the Owners of each Unit shall be entitled to cast one (1) vote as the Owner of a Unit unless the decision to be made is elsewhere required to be determined in another manner.

(b) If a Unit is owned by one person, his right to vote shall be established by the record title to his Unit. If a Unit is owned by more than one person, or is under lease, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by all of the record owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by all of the record owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by the President or Vice President and attested to by the Secretary or Assistance Secretary of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Unit concerned. A certificate designated the person entitled to cast the vote of a Unit may be revoked by any Owner of a Unit. If such a certificate is not on file, the vote of such Owner shall not be considered in determining the requirements for a quorum nor for any other purpose.

(c) No member shall be allowed to exercise his vote or serve as a director unless he is current on all assessments.

Section 8. The order of business at annual members' meetings and, as far as practical at other members' meetings, shall be:

1. Election of chairman of the meeting.
2. Calling of the roll and certifying of proxies.

3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.
5. Report of officers.
6. Reports of committees.
7. Election of inspectors of elections.
8. Election of directors.
9. Unfinished business.
10. New business.
11. Adjournment.

Section 9. Until the Developer has completed all of the contemplated improvements and closed the sale of all of the Units located in LONGWOOD VILLAS or until the Developer elects to terminate its control of the Association whichever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Board of Directors.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than five (5) persons. The first Board of Directors shall have three (3) members, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect two (2) directors for a term of one (1) year, two (2) directors for a term of two (2) years, and a fifth (5th) director for a term of three (3) years; and at each annual meeting thereafter the members shall elect the appropriate number of directors for a term of three (3) years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director; his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor, except Directors originally selected by Developer shall be replaced solely by Developer's successor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a

meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the date of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or nonmembers.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

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(a) adopt and publish rules and regulations governing the use of the Common Open Spaces and other facilities within the development, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights of, and the right to use of, the common facilities of a member during any Period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended, after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by any other Provisions of these By-Laws, the Articles of Incorporation or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant on the event such member shall be absent from two (2) consecutive regular meetings of the Board of Directors;

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties;

(f) accept such other functions or duties with respect to LONGWOOD VILLAS,

including architectural control, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors and/or as required under other development documents of the Developer respective LONGWOOD RUN; and

(g) delegate to, and contract with, a mortgage company, or financial institution, or other legal entity with escrow powers responsibility for collection of the assessments of the Association.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of members, or at any special meeting when such statement is requested in writing by one-third (1/3) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association and to see that their duties are properly performed;

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(c) as provided in the Declaration to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificates shall be conclusive evidence of such payment.

(e) procure and maintain adequate liability and hazard insurance on property owned or controlled by the Association, or for which, in the opinion of a majority of the directors, it may be liable and should provide coverage.

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.-

(g) cause the Common Open Space to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President and Vice President, who shall at all times be members of the Board of Directors, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointment. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may,

from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) The President shall preside at all meetings of the Board of Directors; see that resolutions and orders of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee as provided in the Declaration and a Nominating Committee. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying

out its purposes.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member or his lawful representative. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully described in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made and are the personal obligation of the member.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit.

ARTICLE XIII

AMENDMENTS.

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall Control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except the first fiscal year shall begin on the date of incorporation.

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ARTICLE XV

FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Articles of Incorporation shall be supplemented by the following provisions:

(a) The expenditures of the Association shall be created and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be Association's expenses:

1. Current/Operating Expense (i.e., landscaping, maintenance, utilities, sanitation, supplies, administration, legal, insurance, management, and the like), which shall include all expenditures within the year for which the budget is made, excluding those expenses chargeable to the accounts delineated in Paragraphs 2. through 4. below.
2. Current/Operating Expense Contingency, which shall include an allowance for the contingency where actual operating/current expenses exceed the budgeted amount thereof.
3. Reserve for Deferred Maintenance and for Replacement. The reserve for deferred maintenance shall include funds for maintenance items that occur less frequently than annually. The reserve for replacement shall include funds for repair or replacement required because of damage, depreciation or obsolescence.
4. Betterments, which shall include the funds to be used for capital expenditures for additional improvement or additional personal property.

(b) The Board of Directors shall adopt a budget for each year that shall include the estimated funds required to defray the expenditures and to provide and maintain funds for the foregoing accounts and reserves according to good accounting procedure as follows:

1. Current/Operating expense.
2. Current/Operating expense contingency.
3. Reserve for deferred maintenance and for replacement.
4. Betterments, which shall include the funds to be used for capital expenditures for additional improvements to the common property; provided, however, that expenditures in excess of \$1,000.00 from this fund for a single item or for a single purpose shall require the vote of at least seventy-five percent (75%) of the members present at a duly called meeting.

5. Copies of the budget and proposed assessments shall be transmitted to each member of the Association before the end of the calendar year, preceding the year for which the budget is made. If the budget is amended subsequently, a copy of the amended budget shall be furnished to each member.

(c) assessments against the Unit Owners for their shares of the budget shall be made for the year annually in advance before the end of the calendar year preceding the year for which the assessments are made. If the annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and semi-annual installments as determined by the Board of Directors annually on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. In the event the increase exceeds 115% of the annual assessment for the preceding year, the Board of Directors, upon written application of ten percent (10%) of the members to the Board, shall call a special meeting of members within thirty (30) days, upon not less than ten (10) days' written notice to each member. At a special meeting, members shall consider and enact a budget. In determining whether assessments exceed 115% of similar assessments in prior years, any authorized provisions for reserves for deferred maintenance and for replacement or for betterments shall be excluded from the computation. The unpaid assessment for the remaining portion of the year for which the amended assessment is made shall be due upon the date of the assessment if made on or after July 1; and if made prior to July 1, one-half ($\frac{1}{2}$) of the increase shall be due upon the date of the assessment and the balance of the assessment upon the said July 1. The first assessment shall be determined by the Board of Directors of the Association.

(d) If a member shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the member and the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after deliver of the notice to the member, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

(e) Assessment for the Association expenses of emergencies that cannot be paid from the annual assessments for Association expenses shall be made only after notice of the need for such expenditures is given to the members concerned. After such notice and upon approval in writing by persons entitled to cast more than one-half ($\frac{1}{2}$) of the votes of the members concerned, the assessment shall become effective and shall be due after thirty (30) days' notice in such manner as the Board of Directors of the Association may require in the notice of assessment.

(f) The depository of the Association shall be such bank or banks and/or savings and loan associations as shall be designated from time to time by the directors and in which the monies of the Association shall be deposited. Withdrawals of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

(g) At the Annual Meeting of the Association, the members present shall determine by a majority vote whether an audit of the accounts of the Association for the year shall be made by a Certified Public Accountant, a Public Accountant, or by an auditing committee consisting of not less than three (3) members of the Association none of which shall be Board members. The cost of the audit shall be paid by the Association.

(h) Fidelity Bonds shall be required by the Board of Directors from all officers and employees of the Association and from any contractor handling or responsible for the Association funds. The amount of such bonds shall be as described in the Declaration. The premiums on such bonds shall be paid by the Association.

ARTICLE XVI

PARLIAMENTARY RULES

These Bylaws may be amended in the following manner:

(a) 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.

(b) A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by:

1. Not less than two thirds (2/3) of the entire membership of the Board of Directors and not less than two-thirds (2/3) of the votes of the membership of the Association in person or by proxy; or
2. Not less than three-quarters (3/4) of the votes of the membership of the Association voting in person or by proxy; or
3. Until the first election of directors, by all of the directors.

(c) A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the

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Bylaws, which certificate shall be executed by the officers of the Association with the formality of the execution of a deed. The amendment shall be effective when such certificate and a copy of the amendment are recorded in the Public Records of Sarasota County, Florida.

(d) These Bylaws shall not be amended in any manner which shall amend, abridge, modify, or conflict with the provisions of any institutional mortgage, constituting a first mortgage on a Unit, without the prior written consent of the institutional mortgagee affected.

Article XVII Added by Amendment April 15, 2015

IN WITNESS WHEREOF, we, being all of the Directors of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., have hereunto set our hands this 27th day of February, 1985.

[Signature]
PIERO RIVOLTA

[Signature]
ROBERT BOREL-SALADIN

[Signature]
STEPHEN D. REES

STATE OF FLORIDA
COUNTY OF SARASOTA

I hereby certify that on this day personally appeared before me, the undersigned authority, the following named persons, to-wit:

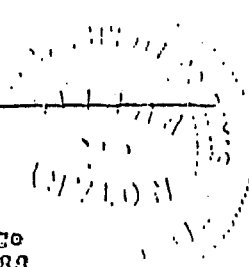
PIERO RIVOLTA
ROBERT BOREL-SALADIN
STEPHEN D. REES

All to me well known and well known to me to be the persons of those names described in and who executed the foregoing instrument and they acknowledged before me that they executed the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 27th day of February, 1985.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires March 31, 1988
Bonded by U.S. Fira Insurance Co.



CERTIFICATION

I, the undersigned, do hereby certify that:

I am the duly elected and acting Secretary of the LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not-for-profit and,

That the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 27th day of February, 1985.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 27th day of February, 1985.

Stephen D. Rees

STEPHEN D. REES
Secretary

FILED AND RECORDED
R.H. HIGGINS
CLERK
SARASOTA CO. FLA.

JUL 16 11 53 AM '85

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RETURN TO:

✓ HOWARD FINKEL, PRESIDENT
LONGWOOD VILLAS OF SARASOTA HOA
4869 TIVOLI LN
SARASOTA FL 34235

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016077655 5 PG(S)
June 22, 2016 01:13:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

**BYLAWS OF LONGWOOD VILLAS
OF SARASOTA HOMEOWNERS ASSOCIATION, INC.**

We hereby certify that the attached amendments to the Bylaws of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC. were approved and adopted at the annual membership meeting of the Association (herein, the "Association") held on April 15, 2015, by a vote of a majority of a quorum of members present in person or by proxy as required by Article XIII Section 1 of the Bylaws.

The Declaration of Covenants and Restrictions and the Bylaws is originally recorded at Official Records Book 1792, Page 2823 et seq. of the Public Records of Sarasota County, Florida. The Association further certifies that all amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 10th day of June, 2016.

Signed, sealed and delivered
in the presence of:

LONGWOOD VILLAS OF SARASOTA
HOMEOWNERS ASSOCIATION, INC.

Sign Margaret Dupre

Sign: [Signature]
Howard Finkel, President

Print Margaret Dupre

Sign [Signature]

Print Annemarie Graff

ATTEST:

Sign Margaret Dupre

Sign: [Signature]
Char Peterson, Secretary

Print Margaret Dupre

Sign [Signature]

[Corporate Seal]

Print Annemarie Graff

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn to and subscribed before me this 10th day of June, 2016, by Howard Finkel as President of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced

_____ as identification.



NOTARY PUBLIC

Sign Divna Kurtovic

Print DIVNA KURTOVIC
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

June The foregoing instrument was sworn to and subscribed before me this 10th day of June, 2016, by Char Peterson as Secretary of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced FIDL as identification.



NOTARY PUBLIC

Sign Divna Kurtovic

Print DIVNA KURTOVIC
State of Florida at Large (Seal)
My Commission expires:

By-Laws Article XVII

The By-Laws of the Homeowners Association were amended by vote of the Homeowners on April 15, 2015 to include the following Building Restrictions and Rules:

1. Homeowner Storm Protection Policy

Purpose

To establish community policies concerning the installation of storm protection systems, devices, equipment and materials so that homeowners may timely take action as they deem necessary to protect their home and property without degrading the aesthetic appeal of Longwood Villas.

Permanent Storm Protection

Article XIX, Section 21, of the Declaration states that all home exterior storm protection systems must be approved in writing by the Architectural Control Committee (ACC). Systems already approved in writing by the ACC prior to the effective date of this policy do not need re-approval. Requests for approval should be submitted in writing to the property management company prior to the installation of the permanent home exterior storm protection system. Requests for approval shall include, but are not be limited to, brochures, type(s) of systems and colors of covers, brackets, tracks enclosures, supports, connectors, special materials, panels, components, handles, name of supplier, etc. and other pertinent information.

Permanent systems affect the aesthetic look of a home because some parts of the system may remain in place all of the time. These include: tracks, brackets, enclosures, hooks, supports, covers, beams, connectors, panels, shutters, frames, handles, etc.

Permanent Systems Examples

Shutters

- Roll down and roll up shutters
- Colonial shutters
- Bahamas shutters
- Accordion shutters

Panels

- Wood: plywood, particle board and solid wood
- Plastics, fiberglass and foam
- Metal: stainless steel and aluminum
- Clear: lexan, plastics, glass

Windscreens, meshes, and fabrics

- Plastics/fiberglass, rubber, etc.
- Metals
- Nylon or cloth

Films

- Clear or tinted only

SPECIFICATIONS:

All permanent systems, including, without limitation, those mentioned above, must meet or exceed current Florida Building Code requirements, must be the same color of the house or trim, or be a "light neutral" color that has been specifically approved in writing by the ACC. All covers, parts, components, hardware, panels, brackets, supports, beams, connectors, tracks, enclosures, shutters, panels, frames, handles, etc., must meet these same standards.

Exceptions:

1. Shutters. panels. nuts/bolts and other connectors can be unfinished aluminum or non-rusting stainless steel.
2. Shutters/panels may be clear lexan, plastic or glass.
3. Clear or tinted glass film systems are acceptable, but the color of the tint must be approved in advance by the ACC if other than clear.
4. Windscreens/meshes/fabric may be black or brown.

Temporary Emergency Storm Protection

Temporary Systems Examples:

- Unfinished plywood, particle board or solid wood panels or shutters
- Foam panels
- Plastic or cloth sheeting
- Sand bags
- Tie downs

SPECIFICATIONS: None

Conditions for Activation and Deactivation of Home storm Protection

Storm protection systems, devices, equipment and materials may be deployed or placed in the "storm protection mode" only when the National Oceanic and Atmospheric Administration's (NOAA) National Weather Service or the Sarasota County Government has declared that any part of Sarasota County is under a storm "Watch" or "Warning".

Storm protection systems. devices. equipment and materials must be deactivated or removed from the "storm protection mode" within 10 days after the storm or threat has passed or an "all clear" has been issued by NOAA or Sarasota County Government.

Permanent Activation of Home Storm Protection

- Clear or approved tinted glass film systems may be left in place at all times.
- No other storm protection systems, shutters, panels, wind screens/meshes fabrics are allowed to be left permanently deployed or in the "storm protection mode" anywhere on the exterior of a home. If an owner will not be in residence during the hurricane season, then the owner should make arrangements with a contractor, neighbor, or third party to deploy or activate the storm protection system in the event of an emergency.

2. For Sale Signs

Article XIX, Section 18 of the Declaration of Covenants requires that prior written approval of the Board of Directors must be obtained before a "For Sale" sign can be posted. The specifications for a "For Sale" sign are: 18" wide x 20" tall on a 2" x 4" x 5' post. The sign is to be green with white text.

3. Renter's Dog Deposit

Renters with dogs are required to post a \$500 refundable deposit.

4. Outside Work Vendors

Vendors retained by homeowners to perform work outside the home are required to be properly licensed and insured. Work performed by vendors outside of a home is only permitted Monday through Friday between 8 AM and 5 PM and is not permitted on weekends or holidays, except for emergencies.

5. Leasing

A unit shall be presumed leased when an occupant other than the owner(s) of record and the owners immediate family reside in the unit for more than thirty (30) consecutive days or a total of sixty (60) days within a calendar year regardless of whether the owner is benefitting financially from the occupants use of the unit.

All leases shall be approved by the Board and no more than 15 units shall be leased at any one time.

Leasing for association purposes is defined as the exclusive occupancy of a unit by any person other than the owner whether or not the owner receives any benefit, fee, gratuity, or service.

6. Fruit Trees

No new fruit trees are to be planted. Fruit trees planted by the Developer may remain, but are to be removed when the lot on which they are planted transfers ownership. Fruit trees are to be maintained (i.e. fertilized, sprayed, and the fruit appropriately removed) by the homeowners for whom they were planted. Fruit trees not appropriately maintained by the homeowners will be removed. The fruit on fruit trees that were planted on common ground belongs to all homeowners.

RETURN TO:
✓ HOWARD FINKEL, PRESIDENT
LONGWOOD VILLAS OF SARASOTA HOA
4869 TIVOLI LN
SARASOTA, FL 34235

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016077654 4 PG(S)
June 22, 2016 01:13:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF AMENDMENT

DECLARATION OF COVENANTS AND RESTRICTIONS AND BYLAWS OF LONGWOOD VILLAS UNITS 1, 2, 3, 4 AND 5

We hereby certify that the attached amendments to the Declaration of Covenants and Restrictions for LONGWOOD VILLAS, UNITS 1, 2, 3, 4 and 5 and the Bylaws of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC. were approved and adopted at the annual membership meeting of the Association (herein, the "Association") held on April 20, 2016, by the written consent of seventy-five percent (75%) or more of the Lots as required by Article XI, Section 3 of the Declaration and by a vote of a majority of a quorum of members present in person or by proxy as required by Article XIII Section 1 of the Bylaws.

The Declaration of Covenants and Restrictions and the Bylaws is originally recorded at Official Records Book 1792, Page 2823 et seq. of the Public Records of Sarasota County, Florida. The Association further certifies that all amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 20th day of June, 2016.

Signed, sealed and delivered in the presence of:

LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC.

Sign [Signature]
Print Alberson Denis
Sign [Signature]
Print Gabriela M. Marillo

Sign: [Signature]
Howard Finkel, President

Sign [Signature]
Print Alberson Denis
Sign [Signature]
Print Gabriela M. Marillo

ATTEST:
Sign: [Signature]
Char Peterson, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn to and subscribed before me this 7th day of June, 2016, by Howard Finkel as President of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign Divna Kurtovic

Print DIVNA KURTOVIC
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn to and subscribed before me this 20th day of June, 2016, by Char Peterson as Secretary of LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced FL DL as identification.



NOTARY PUBLIC

Sign Divna Kurtovic

Print DIVNA KURTOVIC
State of Florida at Large (Seal)
My Commission expires:

**BY-LAWS
OF
LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE III
MEETING OF MEMBERS**

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the third Wednesday of January ~~same day of the same month of each year thereafter~~, at the hour of 7:00³⁰ o'clock P.M. ~~7:00 o'clock P.M.~~ If the day for the annual meeting of the members is a legal holiday the meeting will be held at the same hour on the first day following which is not a legal holiday. The first meeting of the Board of Directors of the Association shall be held immediately succeeding the annual meeting of members.