

BY-LAWS  
OF  
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

1. GENERAL. There are the By-Laws of Camp Florida Property Owners Association, Inc., hereinafter the "Association", a corporation not for profit organized under the laws of Florida.

1.1 Principal Office. The principal office of the Association shall be on the Association property, or at such other location as the Board may determine.

1.2 Seal. The seal of the Association shall be inscribed with the name of the Corporation, the year of its organization, and the words "Florida" and "nor for profit." The seal may be used by causing it, or a facsimile of it, to be impressed, affixed, reproduced or otherwise placed upon any document or writing of the Association where a seal may be required.:

2. DEFINITIONS The following definitions shall apply to the terms used in the Articles of Incorporation and these By-Laws:

2.1 "Camp Florida Lake Placid Complex" shall mean and refer to that land described in Exhibit "B" of this Association's Articles of Incorporation.

2.2 "Association" shall mean and refer to CAMP FLORIDA PROPERTY OWNERS ASSOCEATION, INC.

2.3 "Board" shall mean and refer to the Board of Directors of the Association.

2.4 "Common Area" or Common Property means the real property owned or to be owned by the Association and all improvements thereon and also includes personal proper owned by the Association.

2.5 "Declaration of Covenants and Restrictions" shall mean that certain Declaration of Covenants and Restrictions affecting Lake Placid Camp Florida Resort, a subdivision as recorded in Official Records Book \_\_\_\_\_, page \_\_\_\_\_ of the Public Records of Highlands County, Florida.

2.6 "Developer" shall mean and refer to Lake Placid Camp Florida Resort, Inc., its successors and assigns.

2.7 "Limited Common Area" means and includes those common areas owned by the Association which are reserved for the use of a certain member or members to the exclusion of other members, if any.

2.8 "Member" shall mean and refer to any or all of the owners referred to in Article III of he Articles of Incorporation, and as stated in Section 3 below.

2.9 "Unit" or "Dwelling Unit" shall mean and refer to any R.V. lot within Camp Florida Resort. The term "unit" or "dwelling unit" and lot, are used interchangeably.

2.10 "Lake Placid Camp Florida Resort" is the subdivision to be operated by the Association. The subdivision is sometimes referred to as "Camp Florida Resort" and these terms may be used interchangeable.

3. MEMBERSHIP.

3.1 Qualifications. The owner(s) of each unit located in Camp Florida Resort shall automatically be a member of this Corporation.

3.2 Voting Interests. When a vote of the members is required herein or by law, each member shall be entitled to one (1) vote in the affairs of the Association for each unit owned. The term "a majority of the voting interests", in cases of membership votes, shall mean the number of votes necessary to equal greater than fifty percent (50%) of the total number of votes.

3.3 Meeting of Members. The affairs of the Association shall largely be governed and managed by the Board of Directors of the Association, however, there shall be an annual meeting of the members related to the activity of this Association on such date as shall be determined by the Board. The members shall exercise their voting rights, when a vote of the members is required at annual organizational meetings, regular meetings, and special meetings, in the manner prescribed in Section 4 of these By-Laws.

4. BOARD OF DIRECTORS.

4.1 Number of Directors. The Association shall be governed by a Board of Directors initially consisting of three (3) Directors. The Directors of the Association shall have a fiduciary relationship to the members.

4.2 Selection of Directors. Except as otherwise provided in 11.1 below, at each annual meeting the members shall elect as many Directors as there are regular terms of Directors expiring or vacancies to be filled. The nomination committee, if any, shall submit its recommended nominees for the office of Director on the floor at the annual meeting, at which time any other eligible person may also be nominated as a candidate. Directors shall be elected by a plurality of the votes cast at the annual meeting. In the election of Directors, there shall be appurtenant to each unit as many votes for Directors as there are Directors to be elected. No more than one vote may be cast by a member for each nominee, it being the intent thereof that voting for Directors shall be non-cumulative. The candidates receiving the highest number of votes shall be declared elected, except that a runoff shall be held if necessary to break a tie vote.

4.3 Organizational Meeting of Directors. The annual organizational meeting of the Board of Directors shall be held during February or March, but not later than March 15<sup>th</sup>, of each year, at time the newly-designated Directors shall elect officers and conduct such other business as they deem appropriate. Written notice of the annual organizational meeting shall be sent to each member at least fifteen (15) days in advance of the annual organizational meeting.

