

**BYLAWS  
OF  
LAKE BERKLEY RESORT VILLAS HOMEOWNERS' ASSOCIATION, INC.**

These Bylaws constitute the code of rules adopted by the Lake Berkley Resort Villas Homeowners' Association, Inc. for the regulation and management of its affairs.

**SECTION I  
DEFINITIONS**

As used in these Bylaws, the following terms shall be construed to mean:

- 1.1 "Association" means and refers to the corporate entity organized by the Articles of Incorporation of this corporation and known as the Lake Berkley Resort Villas Homeowners' Association, Inc.
- 1.2 "Class A Membership" means and refers to the same term as defined in the Declaration.
- 1.3 "Class B Membership" means and refers to the same term as defined in the Declaration.
- 1.4 "Declarant" means and refers to the same team as defined in the Declaration.
- 1.5 "Declaration" means and refers to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Berkley Resort Villas which was or will be recorded among the Public Records of Osceola County, Florida.
- 1.6 "Entitled to Vote" means and refers to that Lot Owner who shall cast a vote for a Lot at an Association meeting. If more than one person or legal entity shall own any Lot, the Owners thereof shall determine among themselves who shall be the Member Entitled to Vote. Said determination shall be manifested upon a voting certificate, signed by all Owners of said Lot, and given to the Association Secretary for placement in the Association records. Notwithstanding anything contained herein to the contrary, all Lot Owners whether Entitled to Vote or not are assured of all other privileges, rights, and obligations of Association membership and shall be Members of the Association. In no event shall any mortgagee or other party holding any type of security interest in a Lot or the Residence constructed thereon be Entitled to Vote for purposes hereof, unless and until any of said parties obtain or receive fee simple title to such Lot.
- 1.7 "Lot" means and refers to those plots of land to be shown upon the recorded Plat and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

1.8 "Member" means and refers to all those Owners who are Members of the Association as provided in the Articles of Incorporation of the Association.

1.9 "Owner" means and refers to the record owner, whether one or more persons or entities, of the fee simple title to any Lot situated upon the Properties.

1.10 "Person" means and refers to any individual or legal entity.

1.11 "Plat" means and refers to that Plat of Lake Berkley Resort Villas which has been or will be recorded in the Public Records of Osceola County, Florida and such additional plats of real property recorded in the Public Records of Osceola County, Florida which may hereafter be brought within the jurisdiction of the Association.

1.12 "Properties" means and refers to the same term as defined in the Declaration.

1.13 "Residences" means and refers to the same term as defined in the Declaration.

Any other capitalized terms not specifically defined herein shall have the same meaning as set forth in the Declaration.

## SECTION II CORPORATE OFFICE

2.1 Name and Location. The name of the corporation is the Lake Berkley Resort Villas Homeowners' Association, Inc. The principal office of the corporation may be changed by the Board of Directors at any time, and meetings of Members and directors may be held at such places within the State of Florida, as may be designated by the Board of Directors.

## SECTION III MEETING OF MEMBERS

3.1 Annual Meetings. The first annual-meeting of the Members shall be held one (1) year after the date the Articles of Incorporation of the Association are filed with the Secretary of State, State of Florida, at the hour of 7:30 p.m. If the day for the annual meeting of the Members is a Saturday, Sunday or legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

3.2 Special Meetings. Special meetings of the Members may be called at any time by the president or the Board of Directors, or upon written request of the Members Entitled to Vote at least one-fourth (1/4) of all votes of the Class A Membership.

3.3 Notice of Meetings. Written notice of each meeting of the Members shall be given by the secretary, by mailing a copy of such notice, postage prepaid, at least fifteen (15)