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**DECLARATION OF RESTRICTIONS RELATING TO:
THE WOODLANDS SECTION FOUR**

This instrument prepared by:

Donna D. Berger, Esq.
Becker & Poliakoff, P.A.
3111 Stirling Road
Ft. Lauderdale, Florida 33312

Return recorded documents to:

Loretta Prettyman, Esquire
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3111 Stirling Road
Ft. Lauderdale, Florida 33312

DECLARATION OF RESTRICTIONS RELATIVE TO:

THE WOODLANDS SECTION FOUR, according to the plat thereof recorded in Plat Book 66, Page 25, Public Records of Broward County, Florida.

BEHRING PROPERTIES, INC., a Florida corporation, the original developer heretofore recorded covenants, restrictions, reservations and servitudes on the foregoing described lands in Official Records Book 3791, Page 490 in the Public Records of Broward County, Florida (hereinafter defined as "Previous Declaration"). Those covenants, restrictions, reservations and servitudes expired pursuant to Chapter 712 of the Florida Statutes, also known as the Marketable Record Title Act.

The organizing committee for THE WOODLANDS SECTION FOUR, consisting of:

Joseph Kelley	W. Frank Bytautas	Richard Gelman
4911 Woodlands Blvd.	4950 Woodlands Blvd.	4903 Woodlands Blvd.
Tamarac, Florida 33319	Tamarac, Florida 33319	Tamarac, Florida 33319
(954) 777-4700	(954) 739-0363	(954) 714-9400

does hereby submit the covenants, restrictions, reservations and servitudes for THE WOODLANDS SECTION FOUR for revival pursuant to Section 720.403, Florida Statutes hereinafter defined as the "Revived Declaration".

This Revived Declaration governs only the lots which were originally encumbered by the Previous Declaration and does not contain covenants that are more restrictive on the parcel owners than the covenants contained in the Previous Declaration, except as otherwise provided by Section 720.402(3), Florida Statutes. This Revived Declaration does provide for an effective term of longer duration than the term of the Previous Declaration as permitted by Section 720.402(3)(a), Florida Statutes.

The voting interest of each parcel owner under this Revived Declaration is the same as the voting interest of the parcel owner under the Previous Declaration. The proportional assessment obligations of each parcel owner under this Revived Declaration shall be the same as the proportional assessment obligations of the parcel owner under the Previous Declaration.

1. RESIDENTIAL USE. THE WOODLANDS SECTION FOUR, and all lots enlarged or recreated by the shifting of location of side property lines, are restricted to the use of a single family, its household, servants and guests. Buildings accessory to the use of one family may be erected provided such accessory buildings do not accommodate an additional family and provided further that written approval for such accessory building shall be first obtained from the Architectural Control Committee as further defined in Paragraph 12 below and hereinafter referred to as "Committee". A construction shed may be placed on a lot and remain there temporarily during the course of active construction of a residence building; otherwise, no portable building or trailers may be placed on a lot. No building shall exceed 35 feet in height measured from the crown of the street upon which such building fronts, unless prior written approval of the Committee shall have been given.

2. NO TRADE, BUSINESS OR PROFESSION, ETC. No trade, business, profession or any other type of commercial activity shall be carried on upon any of the foregoing described lands.

3. LAWNS, LANDSCAPING, FENCES, HEDGES, WATERWAY CONTAMINATION, SIGNS, CLOTHES LINES, EXTERIOR RADIO AND TELEVISION ANTENNAS, PARKING, CARPORTS, GARAGES, HURRICANE OR STORM SHUTTERS. All front yard areas of lots in the foregoing described land shall be grassed and kept as a lawn which shall extend to the pavement line. A "front yard area" is hereby defined as the yard area of a lot from the front building wall and a line extension thereof to the side lot lines to the pavement line in front of the lot. Corner lots shall have two front areas for the purpose of this paragraph 3, one on the front of the lot and the second on the yard adjacent to the intersecting thoroughfare. No graveled or blacktopped or paved parking strips are permitted without prior approval of the Committee. Carports are for passenger automobiles and mechanical driven golf carts and must not be used as a general storage area for other commodities. Carports must at all times present a neat appearance. Garage doors must be kept closed. No fences or hedges shall be permitted anywhere within the subdivision except as approved in writing by the Committee, which approval may be arbitrarily

withheld. Outdoor clothes drying activities are hereby restricted to the rear or side yards and in the case of corner lots, to that portion of the rear or side yards thereof which is more than 25 feet from the street right-of-way and in no event shall any out-door clothes drying activities be visible from any portion of the golf courses, waterways, canals or lakes which are adjacent to the lots in the above described subdivision. No permanently fixed clothes lines are permitted. All clothes poles or retractable lines shall be susceptible of being lifted and removed by one person in one minute's time. All clothes poles or retractable clothes lines must be removed when not in use. All garbage and trash containers and oil and gas tanks must be placed and maintained below ground level or in walled-in areas so constructed as to render the contents thereof hidden from view from adjoining properties. No trash, refuse or any other substance shall be thrown or dumped into the waterways, canals or lakes within the subdivision. No sign of any nature whatsoever shall be erected or displayed upon any of the foregoing described lands except where express prior written approval of the size, shape, content and location thereof has been obtained from the Committee, which approval may be arbitrarily withheld. Unless prior written approval has been obtained from the Committee, no exterior radio, television or electronic antenna or aerial may be erected or maintained upon any of the above described property, except as otherwise permitted by law. The parking or storage of automobiles except upon paved or graveled areas is prohibited. The overnight parking of vehicles of any kind upon public right-of-ways is prohibited. The parking or storage of boats and boat trailers upon any of the foregoing described lands is prohibited unless same be stored as to not be visible from any street in the subdivision. All hurricane or storm shutters must be of a type approved by the Committee.

4. **COMMUNITY TELEVISION ANTENNA.** In order to assure development of the foregoing described lands as a community of high standards, quality and beauty, and to provide for the residences constructed within the community a high caliber of television reception without the installation of unsightly aerials and antennas, the developer imposed upon all of the foregoing described lands the obligation of the owner of each lot to construct and use the necessary connections to tie into the community television antenna system to be constructed upon the foregoing lands by or through the developer. Each lot owner and all persons entitled to possession of any lot in the foregoing described lands, holding by, through or under such owner, agrees to pay monthly as requested, the charges made by the owner of such community television antenna system for the services rendered by it.

5. **BUILDING PLANS.** For the purpose of further assuring development of the lands in the subdivision as a residential community of high standards, quality and beauty, the architectural plans and location upon the respective lot of every residence as well as of additions to any residence, including but not limited to swimming pools, patios, whether the same are attached to the residence or separated therefrom, driveways and landscaping, or alterations of the exterior appearances of completed residences, to be constructed, erected, made or otherwise done within said subdivision, must be approved in advance in writing by the Committee.

6. **SIZE OF BUILDINGS.** No residence shall be erected which shall contain an area of less than 2000 square feet except that in connection with construction of improvements on the smaller residential lots, the Committee may allow the construction of slightly smaller residences.

7. **EXTERIOR BUILDING MAINTENANCE.** Without imposing any obligation to maintain the exterior of any structures placed upon the above described lands, Association and/or Committee has the right and power upon sixty (60) days written notice to enter upon all of the above described lands and structures located thereon for the purpose of performing exterior painting and repair which may, in its sole determination become necessary because of the failure or refusal of the owner of such land and structure to adequately and properly maintain the exterior in such a state of repair and beauty as to be detrimental to the neighborhood. The Association and/or the Committee, may include, but is not limited to, the repainting of exterior walls, shutters, trim, eaves and roofs or any portion thereof. Each owner agrees to maintain the exterior of any structure located upon any lands owned by him, in such condition as not to be detrimental to the best interest of the surrounding property owners. In the event that it becomes necessary for the Association or the Committee, to perform any exterior building maintenance as provided for in this paragraph, then the owner of all lands upon which such maintenance is performed is hereby made liable to the Association or the Committee, for the actual cost of performing the maintenance provided for herein and such cost shall become a lien upon such land upon the recording in the public records of a claim for same, which lien may be enforced in accordance with the provisions hereof..

8. **TRASH, GARBAGE, ETC.** No lot shall be used or maintained as a dumping ground for rubbish, and no trash, garbage or other waste shall be kept except in sanitary underground containers or in sanitary containers fully enclosed and covered, completely screened from view.

9. **LIVESTOCK AND POULTRY.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes and provided further that they are so kept as not to be or become an annoyance or nuisance to the neighborhood.

10. **DOCKS, SEAWALLS, BOATHOUSES AND LADDERS.** No docks, seawalls, boat landings, mooring posts or boathouses may be constructed upon or adjacent to any of the foregoing described lands except upon the express written approval of the Committee as to design, size, style, plan of construction, location and contractor.

11. **MAINTENANCE OF LOT AND LANDSCAPE.** In order to insure further the beauty of this residential community, the owners of any and all lots covered hereby shall at all times maintain the lawns, including spraying and fertilizing, all shrubbery and landscaping located thereon in a neat, green and trim condition. Such maintenance shall include the portion of the lawn between the lot line and the pavement of the right-of-way. Each owner agrees also to keep all driveways and other paved or pebbled areas in a neat and orderly condition. Each owner agrees to keep any vacant lot in a cleared condition with all weeds and growths other than trees removed or trimmed to not more than 1 foot in height. In the event that any owner fails or refuses to maintain his property pursuant to the requirements of these protective covenants, the Committee or its successors shall have the right, upon reasonable notice, to enter such property for the purpose of performing the maintenance necessary to comply with the provisions hereof. The cost of such maintenance shall be assessed against the owner and the lot and shall become a lien upon the property being maintained; and enforced in accordance with the provisions hereof.

12. THE COMMITTEE.

(A) For the purpose of insuring the development of the foregoing lands, as an area of high standards, the Association has and the Committee, the right and power to control the type, kind, character, color, style and condition of the buildings, structures and other improvements to be placed on the foregoing described lands unless and until the plans and specifications thereof and the plot plan thereof have been submitted to and approved in writing by an architectural control committee (the Committee), as hereinafter provided, before any such construction is begun. No structure shall be placed, erected or altered on any lot until construction plans and specifications and a plot plan showing location of the structure upon the lot shall have been approved by the Committee, including any alteration involving a change in color, character or appearance of the exterior of any improvements.

(B) The Committee was established by BEHRING PROPERTIES, INC. to be composed of three members, and to serve until September 1, 1983. A majority of the Committee may designate a member to act for the Committee. In the event of the death, resignation or inability to serve of any member of the Committee, the remaining members shall have full authority to appoint a substitute member who shall not be entitled to compensation for services performed as committee members.

(C) At any time and from time to time after September 1, 1983, the then record owner of a majority of the lots in the subdivisions of the foregoing lands shall have the power, through a duly recorded written instrument, to change the membership of the Committee and modify the powers, duties and functions of the Committee.

(D) The Committee shall have the power and it shall be the Committee's duty to approve or disapprove the plans, specifications and plot plans of any structure to be erected within the foregoing described lands. In the exercise of its power and the performance of its duties, the Committee shall give due consideration to the characteristics of the community of THE WOODLANDS SECTION FOUR, as a residential community of high standards, quality and beauty. The Committee shall be permitted to employ aesthetic values in making its determinations,

and any determinations made by it shall be final with respect to the matters covered by such determinations.

13. **REMEDIES FOR VIOLATIONS, INVALIDATIONS.** For a violation or breach of any of these covenants by any person claiming by, through or under the Association or by virtue of any judicial proceedings, the Association and/or the lot owners, or any of them severally or the Committee, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing right, the Association and the Committee shall have the right, whenever there shall have been built on any lot any structure which is in violation of these covenants, to enter upon the property where such violation of these covenants exists and summarily to abate or remove the same at the expense of the owner; and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any of the foregoing restrictions shall not constitute a waiver of subsequent enforcement of the same restriction in other instances.

14. **INVALIDITY CLAUSE.** Invalidation of any one of these covenants by a court of competent jurisdiction shall in no wise effect any of the other covenants, which shall remain in full force and effect.

15. **EXISTENCE OF DURATION.** The foregoing covenants, restrictions, reservations and servitudes shall be considered and construed as covenants, restrictions, reservations and servitudes running with the land, and the same shall bind all persons claiming ownership or use of any portions of said lands until the first day of August, 2048 (except as elsewhere herein expressly provided otherwise). After August, 2018, said covenants, restrictions, reservations and servitudes shall be automatically extended for successive periods of ten years unless an instrument signed by the owners of a majority of the lots in said subdivision shall be recorded, which instrument shall alter, amend, enlarge or repeal, in whole or in part, said covenants, restrictions, reservations and servitudes.

16. **CONVEYANCE.** Each and every conveyance of any lot in the foregoing described land shall be made subject to the provisions of the foregoing covenants and restrictions at all times during the life of such covenants and restrictions.

17. **AMENDMENTS.** This Revived Declaration may be amended by approval of not less than two thirds (2/3rds) of the voting interests of the entire membership in the Association at a duly noticed membership meeting at which a quorum is present. Membership approval at such meeting may be evidenced by a vote cast in person or by limited proxy. This Declaration may also be amended with the written consent of two-thirds (2/3rds) of the membership in lieu of a meeting.

18. **EXHIBITS.** In accordance with Section 720.403(2), Florida Statutes, each parcel that is subject to this Revived Declaration is described by a legal description and name of the parcel owner in Exhibit "A" attached hereto and made a part hereof. The Articles of Incorporation for the Association contained in Exhibit "B" are attached hereto and made a part hereof. The By-Laws for the Association contained in Exhibit "C" are attached hereto and made a part hereof and a graphic description of the real property subject to the Revived Declaration is contained in Exhibit "D" and is attached hereto and made a part hereof.

19. **WOODLANDS SECTION IV ESTATE LOT HOMEOWNERS ASSOCIATION OF BROWARD COUNTY, INC.** The Woodlands Section IV Estate Lot Homeowners Association of Broward County, Inc., is a not-for-profit Florida corporation and a homeowners association whose membership consists exclusively of the owners of residential lots in the The Woodlands Section Four, hereinafter referred to as the Association. The purpose of the Association shall be to undertake and assume the rights, privileges, duties and responsibilities of the Revived Declaration. Although the membership of the Association shall consist of all persons, corporations or firms, in whom title to one or more lots in the above described subdivision is vested, there shall exist only 35 votes in such association with one vote being counted for each lot. Except as provided elsewhere herein, a majority of the votes shall govern the course of conduct of the association. The Association shall be governed by a Board of Directors consisting of four (4) Board members unless this number is increased by a majority vote of the membership, and who shall serve until their successors are elected. Any decisions, judgments, actions and/or resolutions of the Board of Directors, by the vote of a majority thereof, shall be valid and binding upon the Association and upon all of the lot owners in the subdivision described above.

IN WITNESS WHEREOF, WOODLANDS SECTION IV ESTATE LOT HOMEOWNERS ASSOCIATION OF BROWARD COUNTY, INC.. has caused this instrument to be executed in its corporate name by its duly authorized officers and its corporate seal affixed this 29 day of DECEMBER 2004

WOODLANDS SECTION IV ESTATE LOT HOMEOWNERS ASSOCIATION OF BROWARD COUNTY, INC.

By: Mark J. Poff

President

Attest: Herbert A. Haber

Secretary

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29 day of DECEMBER 2004 by MARK POFF as President of Woodlands Section IV Estate Lot Homeowners Association of Broward County, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification ✓
FL. DR. LICENSE
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign Marsha P. Cohen
print MARSHA P. COHEN
My Commission expires:



Marsha P. Cohen
Commission # DD125176
Expires July 7, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29 day of DECEMBER, 2004 by HERBERT HABER as Secretary of Woodlands Section IV Estate Lot Homeowners Association of Broward County, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification ✓
FL. DR. LICENSE
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign Marsha P. Cohen
print MARSHA P. COHEN
My Commission expires:



Marsha P. Cohen
Commission # DD125176
Expires July 7, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

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EXHIBIT "A"**SCHEDULE OF PARCEL OWNERS****THE WOODLANDS SECTION FOUR (35 lots)**

All Lot numbers below are included on the Plat of The Woodlands Section Four, Broward County, Florida.

Lot / Block	Plat Book / Page / County	Parcel Owner
Lot 21	66 / 25 / Broward	M/M Jung Oh Kim
Lot 22	66 / 25 / Broward	Patricia Dixon
Lot 23	66 / 25 / Broward	Harry & Beatrice Feldman
Lot 24	66 / 25 / Broward	Abe & Anne Buchman
Lot 25	66 / 25 / Broward	Saul A. Geronemus
Lot 26	66 / 25 / Broward	Maurice & Sylvia Gruber
Lot 27	66 / 25 / Broward	Herb & Eleanor Haber
Lot 28	66 / 25 / Broward	Arthur & Mimi Kay
Lot 29	66 / 25 / Broward	Jolanta Schwartzman
Lot 30	66 / 25 / Broward	Harold & Claire Oshry
Lot 31	66 / 25 / Broward	Morris Libman
Lot 32	66 / 25 / Broward	WS & Barbara Rekuc
Lot 33	66 / 25 / Broward	Samuel & Adele Borger
Lot 34	66 / 25 / Broward	Al & Gertrude Ross
Lot 35	66 / 25 / Broward	Robert Joseph Palcher
Lot 38	66 / 25 / Broward	Judith Margolis
Lot 39	66 / 25 / Broward	Wayne & Sheila Ragsdale
Lot 40	66 / 25 / Broward	Jemaine Birch
Lot 41	66 / 25 / Broward	Frank Bytautas
Lot 42	66 / 25 / Broward	Mildred Albert Trust
Lot 43	66 / 25 / Broward	Paul Yelin
Lot 44	66 / 25 / Broward	Herbert & Helen Borger
Lot 45	66 / 25 / Broward	Andrev & Sinikiwe Chiwara
Lot 46	66 / 25 / Broward	Julie Mamou
Lot 47	66 / 25 / Broward	Dr. Bud H. Fein
Lot 48	66 / 25 / Broward	Berton A. & Noreen E. Leon
Lot 49	66 / 25 / Broward	Lawrence & Audrey Reed

Lot 50	66 / 25 / Broward	Stuart R. & Ilene L. Michelson
Lot 51	66 / 25 / Broward	Seymour & Rozlyn Sadkin
Lot 52	66 / 25 / Broward	Richard Gelman / Toni Langkau
Lot 53	66 / 25 / Broward	Jack & Phyliss Axelrod
Lot 55	66 / 25 / Broward	Michael Retino
Lot 56	66 / 25 / Broward	Mark Pooler & Joseph Kelley
Lot 57	66 / 25 / Broward	Henry & Gloria Klar
Lot 58	66 / 25 / Broward	Morris & Dorothy Small

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EXHIBIT "B"



I certify the attached is a true and correct copy of the Articles of Incorporation of WOODLANDS SECTION IV ESTATE LOT HOMEOWNERS ASSOCIATION OF BROWARD COUNTY, INC., a Florida corporation, filed on August 14, 2002, as shown by the records of this office.

The document number of this corporation is N02000006199.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Sixteenth day of August, 2002



CR2EO22 (7-02)

Jim Smith
Jim Smith
Secretary of State

FILED
02 AUG 14 AM 8:38
CLERK OF CIRCUIT COURT
DADE COUNTY, FLORIDA

ARTICLES OF INCORPORATION
OF
WOODLANDS SECTION IV ESTATE LOT HOMEOWNERS
ASSOCIATION OF BROWARD COUNTY, INC.
(A Florida Corporation Not-for-Profit)

The following provisions are the Articles of Incorporation of Woodlands Section IV Estate Lot Homeowners Association of Broward County, Inc., a Florida corporation not-for-profit ("Corporation").

ARTICLE I

DEFINITIONS

As used herein, the following terms have the following meaning:

- A. "Articles" shall mean these Articles of Incorporation of the "Association" (as hereinafter defined).
- B. "Association" shall mean Woodlands Section IV Estate Lot Homeowners Association of Broward County, Inc., a Florida corporation not-for-profit, its successors and assigns.
- C. "Board" shall mean the Board of Directors of the Association, elected in accordance with the "Bylaws" (as hereinafter defined) of the Association.
- D. "Bylaws" shall mean the Bylaws of the Association.
- E. "Declaration" shall mean the Declaration of Restrictions by Behring Properties, Inc., a Florida Corporation, relating to The Woodlands, Section Four, in ORB 3791/490 and any amendments thereto.
- F. "Documents" shall mean, in the aggregate, the Declaration of Restrictions by Behring Properties, Inc., a Florida Corporation, relating to The Woodlands, Section IV, recorded at ORB 3791/490, these Articles, the Bylaws, the Guidelines, the rules and regulations, if any, promulgated by the Association and all of the instruments and documents referred to herein or therein.

G. "Member" shall mean any person or entity holding membership in the Association as provided herein.

H. "Owner" shall mean and refer to the person(s) or other legal entity(ies), holding fee simple interest of record to any Lot, including persons who have executed executory contracts of sale. Excluded are person(s) or entity(ies) having an interest in a Lot merely as security for the performance of an obligation.

I. "Property" shall mean all lots, roadways, and common areas included in The Woodlands, Section IV plat recorded in Plat Book 66, Page 25, Public Records of Broward County.

All terms not defined herein shall have the meaning set forth in the Declaration.

ARTICLE II

NAME

The name of this Association shall be The Woodlands Estate IV Lot Homeowners Association of Broward County, whose present address is 7100 W. Commercial Boulevard, Suite 107, Lauderdale, Florida 33319.

ARTICLE III

PLAN FOR DEVELOPMENT AND PURPOSE OF ASSOCIATION

The purpose for which the Association has been formed is to administer, maintain, manage and operate the Association, to fulfill certain functions and carry out the terms and provisions of the Declaration, to enforce the provisions relative to the Association as set forth in the Woodlands Section IV Homeowners Documents, submitting property to the jurisdiction of, or assigning responsibilities, rights, or duties to the Association.

ARTICLE IV

POWERS

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

A. The Association shall have all of the common law and statutory powers of a corporation not for profit under the Laws of the State of Florida which are not in conflict with the terms of the Woodlands Homeowners Documents.

B. The Association shall have all of the powers reasonable necessary to implement its purposes, including, but not limited to, the following:

1. to make, establish and enforce the architectural, landscape and signage guidelines and the granting of variances thereto and reasonable rules and regulations governing the maintenance of all Woodlands Section IV Estate Lot properties;
2. to make, levy and collect assessments for the purpose of obtaining funds from the Members in accordance with the Declaration to pay for the Common Expenses of the Association, including the operational, managerial and administrative expenses of the Association and the costs of collection; security, common area landscaping costs, and to use and expend the proceeds of assessment in the exercise of its powers and duties hereunder;
3. to enforce, by legal means, the obligations of the Members of the Association and the provisions of the Woodlands Section IV Estate Lot Documents;
4. to employ personnel, retain independent contractors and contract for professional personnel required for the management and operation of the Association's duties and enter into any other agreement consistent with the purposes of the Association;
5. to administer and carry out the obligations of the Association as set forth in the Documents;

ARTICLE V

MEMBERS

The qualification of the Members, the manner of their admission to membership in the Association ("Membership"), the termination of such Membership and voting by the Members shall be as follows:

A. Estate Lot Owners. The record owners of the Estate Lots in The Woodlands, Section Four, may be members of the Association for so long as said Owner owns an Estate Lot. Memberships shall be established for each Estate Lot upon the recording of these Articles among the Public Records of Broward County, with each Lot having the right to have one member in the Association.

B. Changes in Ownership. Except as set forth above, Membership in the Association shall be established by the acquisition of fee simple title to a Lot within the Property as evidenced by the recording amongst the Public Records of Broward County, Florida, a deed or other instrument of conveyance and the delivery to the Association of a true copy of such instrument. Upon transfer of fee title to any Estate Lot, whether by conveyance, devise, judicial decree, or otherwise, and upon recordation in the Public Records of Broward County, Florida, of the deed or other instrument of conveyance evidencing a transfer of ownership, the new Estate Lot

Owner designated in such deed or other instrument of conveyance shall become a member of the Association, and the Membership in the Association of the prior owner of such Lot shall terminate as to such Lot. The Association shall not be responsible for any such change in membership until notified of same.

C. Membership appurtenant to Estate Lot or Unit. No membership in the Association, and no interest or right of any Member in the funds or assets of the Association, may be assigned, transferred, encumbered, or otherwise disposed of or hypothecated except as an appurtenance to the underlying Estate Lot of the Member.

D. Each and every Member shall be entitled to the benefits of Membership, and shall be bound to abide by the provisions of the Documents.

ARTICLE VI

VOTING

1. In General. There shall be one (1) vote for each Estate Lot. The vote for any Estate Lot shall not be divided and must be cast as one (1) entire vote by the Estate Lot Owner. In the event that any Estate Lot is owned by more than one (1) person, or is owned by a corporation, there shall only be one vote for each Lot owned by any Member. In any event, where a Lot is owned by more than one Owner as a result of the fee interest in such Lot being held by more than one person, such Owners, collectively, shall be entitled to only one vote and the vote for each such Estate Lot shall be cast pursuant to the Bylaws. Any member may represent himself, or may authorize the Association or any other person, by proxy, to act in his behalf, at any meeting or other activity in which a Member of the Association is entitled to vote.

4. In matters that require a vote, the Bylaws shall provide for the number of members that constitute a quorum and the minimum number of votes necessary to constitute an action of the Members, subject to provisions of those Articles or the Bylaws. Voting shall take place as follows:

(a) Matters relating to the election of Directors shall be voted upon by the Membership as a whole at the annual meeting of The Association and shall be determined by a vote of the majority of the Members in attendance at any meeting having a quorum.

(b) Recall of any Director shall be at a Special meeting called for that purpose to be held within 30 days after the President of The Association has received a petition for recall signed by twenty-five (25) percent of the members of the Association, unless an Annual meeting is scheduled to be held within the thirty (30) day period, in which such case the vote on the recall of any member shall be held at the annual meeting. The petition must include the address and telephone number of each signatory. Within ten (10) days of the receipt of the petition, the President of the Association shall cause to be sent to every Member of The Association a notice of the Special meeting containing the date, time, and location of

the meeting.

(c) Matters pertaining to the amending of these Articles shall be determined by (a vote of a majority) of the Members at any meeting having a quorum and no such amendment shall be effective unless affirmatively approved by a majority of the votes. No amendment to these Articles may be voted upon at any meeting unless the Members have been given thirty (30) days written notice of any proposed change in these Articles.

ARTICLE VII

TERM

The term for which the Association is to exist shall be perpetual.

ARTICLE VIII

INCORPORATORS

The name and street address of the Incorporators to these Articles is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ronald M. Miller	4903 Woodlands Boulevard Tamarac, FL 33319
Herbert C. Haber	5204 Woodlands Boulevard Tamarac, Florida 33319

ARTICLES IX

OFFICERS

Subject to the directions of the Board, the affairs of the Association shall be managed by the President of the Association, assisted by one or several Vice Presidents, the Secretary and the Treasurer, by the Assistant Secretary and Assistant Treasurer, if any, and such other Officers as the Board may from time to time create by resolution.

The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries, Assistant Treasurer, or other Officers, as the Board shall, from time to time, determine. Such officers shall be elected annually by the Board at the first meeting of the Board; provided, however, such officers may be removed by such Board and other person may be elected by the Board as such officers. Thereafter, the Officers shall be elected at the Annual Meeting. The same person may hold two offices, the duties of which are

not incompatible; provided, however, the offices of President and a Vice President shall not be held by the same person, nor shall be offices of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE X

FIRST OFFICERS TO THE BOARD AND ARC MEMBERS

A. The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	<u>Ronald M. Miller</u>
Vice-President	<u>Maurice D. Gruber</u>
Secretary/Treasurer	<u>Herbert C. Haber</u>

B. The names of the persons who are to serve as the Architectural Review Committee and advise the Board and who shall serve until the first appointment by the Board of such advisors are as follows:

1. Ronald M. Miller
- 2.
- 3.

The Board shall have the power, in its sole discretion, to appoint one or more persons to serve on the Architectural Review Committee and remove any or all of the person(s) who serve as the Architectural Review Committee, as well as the power to discontinue the use of such advisors.

ARTICLE XI

BOARD OF DIRECTORS

A. Number. A Board of Directors, the number of which shall be determined by, or pursuant to, the Bylaws, shall manage the affairs of the Association. In the absence of a determination of the number of Directors, the Board of Directors shall be composed of four (4) members. The Members may, by a majority vote, elect to increase the size of the Board.

B. Initial Directors. The names and street addresses of the persons who are to serve as the First Board and who shall hold office until their successors have been duly elected at the first annual meeting of the Members of the Association and until such successors have qualified, are as follows:

Ronald M. Miller	4903 Woodlands Boulevard Tamarac, FL 33319
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Herbert C. Haber 5204 Woodlands Boulevard
Tamarac, FL 33319

Maurice D. Gruber 5200 Woodlands Boulevard
Tamarac, FL 33319

C. Election by members. Hereafter, all Directors elected by the Members shall be elected at the annual meeting of the Members in the manner provided by the Bylaws. Directors may be removed, and vacancies on the Board filled, in the manner provided by the Bylaws. The term of each Director's service shall extend until the next Annual Members' Meeting and until its successor is duly elected and qualified, or until he is removed in the manner hereinafter provided.

D. The Board shall control the operation of the Association and shall possess all of the powers of the Association. All decisions of the Board, (except the amendment of these Articles), shall be by a majority vote of the Directors present at a meeting of the Board and each Director shall be entitled to one (1) vote.

ARTICLE XII

INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association against all expense and liabilities, including attorneys' fees at all trial and appellate levels reasonably incurred by or imposed upon him in connection with any proceeding, litigation or settlement to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses and/or liabilities are incurred, except in such cases wherein the Director 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 approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of any and all right of indemnification to which such Director or officer may be entitled by common or statutory law.

ARTICLE XIII

BYLAWS

Bylaws of the Association shall be adopted by the First Board, and thereafter may be altered, amended, or rescinded by the affirmative vote of a majority of the Board. In the event

of any conflict between the provisions of the Articles, and the provisions of the Bylaws, the provisions of the Articles and the provisions of the Bylaws, the provisions of the Articles shall control.

ARTICLE XIV

AMENDMENTS

A. Amendment of the Articles.

1. The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the Annual Members' Meeting or a Special meeting. Any number of amendments may be submitted to the Members and voted upon by them at one meeting. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting in which a proposed amendment will be considered.

2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of Meetings of Members ("Required Notice").

3. At such meeting, a vote of the Members shall be taken on the proposed amendment(s). The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all Members entitled to vote thereon. Directors or Members may approve or disapprove such amendment in person or by proxy at the meeting considering the amendment.

B. Alternatively, an amendment may be adopted by a written statement signed by all Directors and all Members setting forth their intention that an amendment to the Article be adopted.

C. No proposal to amend these Articles shall be presented for a vote of the Members unless such proposal is first approved by the Board.

D. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the provisions and obligations set forth in the Declaration.

E. A copy of each amendment shall be certified by the Secretary of State of the State of Florida and shall be recorded amongst the Public Records of Broward County, Florida.

ARTICLE XV

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the registered office of the Association is 7100 W. Commercial Boulevard, Suite 107, Lauderhill, Florida 33319, and the registered agent of the Association at that address shall be Ambassador Community Management, Inc.

ARTICLE XVI

TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its directors or officers are Directors or officers, have a financial interest, shall be invalid, or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

ARTICLE XVII

DISSOLUTION

A. In the event of dissolution or final liquidation of the Association, both real and personal property, of the Association shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, or dedicated to an appropriate public agency or utility, to be devoted as nearly as practicable to the same purpose as the Association.

B. In the event of dissolution or final liquidation of the Association, all of the assets of the Association remaining after provision for creditors and payment of all costs and expenses of such dissolution or liquidation shall be distributed in the following manner:

1. Remaining assets shall be distributed among the Members, as tenants in common, each Member's share of the assets to be determined in accordance with the Member's voting rights.

2. The Association may be dissolved upon a resolution to that effect being recommended by two-thirds (2/3) of the members of the Board, and, if such decree be necessary at the time of dissolution, after receipt of an appropriate decree as set forth in the Florida Statutes or statute of similar import, and approved by two-thirds (2/3) of the voting rights of the Association's Members.

IN WITNESS WHEREOF, the President, Vice-President and Secretary/Treasurer of the Association have hereunto affixed their signatures this 28 day of July, 2002.

Ronald M. Miller
President: Ronald M. Miller

Maurice D. Gruber
Vice-President: Maurice D. Gruber

Herbert C. Haber
Secty/Treas.: Herbert C. Haber

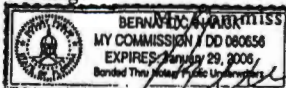
STATE OF FLORIDA }
 }
COUNTY OF BROWARD } SS:

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Ronald M. Miller, Maurice D. Gruber, and Herbert C. Haber, to me known to be the persons described as the President, Vice-President and Secretary/ Treasurer, respectively, of THE WOODLANDS SECTION IV ESTATE LOT ASSOCIATION OF BROWARD COUNTY, INC., and who executed the foregoing Articles of Incorporation of said Association, and who acknowledged that they executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal in the County and State named above the 28 day of July, 2002.

otaNotary Public, State of Florida at Large

Woodlands TV
07/23/02 (8:48AM)F-1da



[Signature]

**CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA
STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE
LAWS OF THE STATE OF FLORIDA SUBMITS THE FOLLOWING STATEMENT
IN DESIGNATING THE REGISTERED OFFICE/AGENT, IN THE STATE OF
FLORIDA:

Woodlands Section IV Estate Lot Homeowners
Association of Brevard County, Inc., a corporation being organized under the laws of the
State of Florida, designates as its registered office Ambassador Community Management, Inc.
and has named Management, Inc. as its registered agent to accept service of process
within the State of Florida.

BY: Ronald Miller
RONALD MILLER
PRESIDENT

ACKNOWLEDGEMENT

Having been named registered agent and to accept service of process for
Woodlands Section IV Estate Lot Homeowners at the place designated in this Certificate, I
Association of Brevard County, Inc. hereby accept the appointment and agree to act in such capacity. I further agree to
comply with the provisions of all statutes relating to the proper and complete
performance of my duties, and I am familiar with and accept the obligations of my
position as registered agent. In compliance with Section 48.091, Florida Statutes, I agree
to comply with the provisions of said Act with respect to keeping such office open.

BY: Marlene R. Cohen
Insert name
REGISTERED AGENT

FILED
02 AUG 14 AM 8:38
CLERK OF COURT
JANUARY 1, 1981
TALLAHASSEE, FLORIDA

EXHIBIT "C"

4

BY-LAWS

OF

**WOODLANDS SECTION IV ESTATE LOT HOMEOWNERS
ASSOCIATION OF BROWARD COUNTY, INC.
(A Florida Corporation Not-for-Profit)**

1 Section 1. Identification of Association.

These are the By-Laws of the Woodlands Section IV Estate Lot Homeowners Association Of Broward County, Inc. (hereinafter referred to as the "Association") as duly adopted by its Board of Directors (the "Board"). The Association is a corporation, not-for-profit, organized pursuant to Chapter 617, Florida Statutes for the purpose of managing, operating and administering a Home Owners Association known as Woodlands Section IV Lot Home Owners Association of Broward County, Inc.

- 1.1 The office of the Association shall be for the present at 7100 West Commercial Boulevard, Suite 107, Lauderhill, Florida 33319 and thereafter may be located at any place in Broward County, Florida, designated by the Board.
- 1.2 The fiscal year of the Association shall be the calendar year.
- 1.1 The seal of the Association shall bear the name of the Association; the word "Florida"; and the words "Corporation Not-For-Profit".

2 Section 2. Explanation of Terminology.

The terms defined in the Articles of Incorporation of the Association (the "Articles") are incorporated herein by reference. All terms defined in the Articles shall have the same meaning when the terms appear in these "By-Laws".

3 Section 3. Membership; Members Meetings; Voting and Proxies.

- 3.1 The qualification of Members, the manner of their admission to Membership in the Association, the termination of such Membership and the voting by Members shall be as set forth in the Articles.
- 3.2 The Members shall meet annually (the Annual Members' Meeting). The Annual Members' Meeting shall be held at the office of the Association or at such other place in Broward County as the Board may determine and designate in the notice of such meeting, in the month of December of each year commencing with the

Year 2002. The purpose of the Annual Members' Meeting shall be to hear reports of the officers, elect members of the board (subject to the provisions of the Articles) and transact any other business authorized to be transacted at such Annual Members' Meeting.

- 3.3 Special meetings of the Members (meetings other than the Annual Members' Meeting) shall be held at any place within Broward County whenever called by the President or Vice President or by a majority of the Board. A special meeting must be called by such President or Vice President upon receipt of a written request from one-third (1/3) of the entire Membership.
- 3.4 A written notice of all Members' meetings, whether the Annual Members' Meeting or special meetings (collectively "Meeting"), shall be given to each Member at his last known address as it appears on the books of the Association and shall be mailed to the said address not less than fourteen (14) days nor more than thirty (30) days prior to the date of the Meeting. Any notice given hereunder shall state the time and place of the Meeting and the purposes for which the Meeting is called. The notice of all Annual Members' Meetings shall, in addition, specify the number of "Directors" of the Association to be elected or designated by the Members, if applicable. All notices shall be signed by an officer of the Association or reflect a facsimile of such a signature. Notwithstanding any provisions hereof to the contrary, notice of any Meeting may be waived before, during or after such Meeting by a Member or by the person entitled to vote for such Member by signing a document setting forth the waiver of such notice.
- 3.5 The Members may, at the discretion of the Board, act by written response in lieu of a Meeting provided written notice of the matter or matters to be agreed upon is given to the members or duly waived in accordance with the provisions of these By-Laws. Unless some greater number is required under the Woodlands Section IV Estate Lot Homeowners Association Of Broward County, Inc. documents, and except as to the election of Directors which shall be accomplished by a plurality vote, the decision of a majority of the Members (as evidenced by written response to be solicited in the notice) shall be binding on the Membership provided a quorum of the Membership submits a response. The notice shall set forth a time period during which the written responses must be received by the Association.
- 3.6 A quorum of the Members shall consist of Members entitled to cast a majority of the total number of votes of the Members. Any Member may join in the action of any Meeting by signing and concurring in the minutes thereof and such a signing shall constitute the presence of such member for the purpose of determining a quorum. When a quorum is present at any Meeting and a question which raises the jurisdiction of such Meeting is presented, the holders of a majority of the voting rights present in person or represented by written Proxy (as hereinafter

defined) shall be required to decide the question. However, if the question is one upon which a vote other than the majority vote of a quorum is required by an express provision of the Woodlands Section IV Estate Lot Homeowners Association Of Broward County, Inc. documents, then such express provision shall govern and control the required vote on the decision of such question.

- 3.7 If a quorum is not in attendance at a Meeting, the Members who are present, either in person or by Proxy, may adjourn the Meeting from time to time until a quorum is present with no further notice of such adjourned Meeting being required unless otherwise determined by the Board.
- 3.8 Minutes of all Meetings shall be kept in a businesslike manner and be available for inspection by the Members and Directors at all reasonable times.
- 3.9 Voting rights of Members shall be as stated in the Articles with respect to the election of all Boards other than the "First Board". Such votes may be cast in person or by Proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted in the place and stead of the person or entity entitled to vote. Proxies shall be in writing signed by the person or entity giving the same and shall be valid only for the particular Meeting designated therein and, if so stated in the Proxy, any adjournments thereof. A Proxy must be filed with the Secretary of the Association before the appointed time of the Meeting in order to be effective. Any Proxy may be revoked prior to the time a vote is cast according to such Proxy.

Section 4. Board of Directors: Directors' Meetings.

- 4.1 The business and administration of the Association shall be by its Board.
- 4.2 The election, removal and, if applicable, designation of Directors shall be conducted in accordance with the Articles. The term of a Director's service shall be as stated in the Articles.
- 4.6 Any person elected or designated as a Director shall have all the rights, privileges, duties and obligations of a Director of the Association.
- 4.7 The organizational meeting of a newly elected Board shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected. No further notice of the organizational meeting shall be necessary.
- 4.8 Regular meetings of the Board may be held at such times and places in Broward County, Florida, as shall be determined from time to time by a majority of

Directors. Special meetings of the Board may be called at the discretion of the President. Special meetings must be called by the Secretary at the written request of at least one-third (1/3) of the Board. Such special meeting may be held in Broward County, Florida, at such time and place as determined by the Board or in such other place as all Directors shall agree upon.

- 4.9 Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone or facsimile at least three (3) days prior to the day named for such meeting unless such notice is waived before, during or after such meeting. Any Director may waive notice of the meeting in writing before, during or after a meeting and such waiver shall be deemed equivalent to the receipt of notice by such Director.
- 4.10 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. A Director may join in the action of a meeting of the Board by signing the minutes thereof, and such signing shall constitute the presence of such Director for the purpose of determining a quorum. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as may be otherwise specifically provided by law, or elsewhere within Woodlands Section IV Estate Lot Homeowners Association Of Broward County, Inc. documents. If at any meetings of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting that takes place on account of a previously adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, no further notice of the adjourned meeting need be given unless otherwise determined by the Board.
- 4.11 The presiding officer at all Board meetings shall be the President. In the absence of the President, the Vice-President shall preside at Board meetings. In the absence of the President and the Vice-President, the Secretary shall preside at Board meetings. In the absence of the President, Vice-President, and Secretary, the Treasurer shall preside at Board meetings. In the absence of the President, Vice-President, Secretary and Treasurer, the Directors present shall designate any one of their number to preside at that Board meeting.
- 4.9 Minutes of all meetings of the Board shall be kept in a businesslike manner and be available for inspection by the Members and Directors at all reasonable times.
- 4.120 Executive Committees consisting of members of the Board may be formed by the Board to have and exercise such powers of the Board as may be delegated to such Executive Committees by the Board.

- 4.131 Meetings of the Board may be open to all the Members on such terms as the Board may determine. The Board may also hold closed meetings.
- 4.142 Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of Directors.

Section 5. Powers and Duties of the Board of Directors.

- 5.1 All of the powers and duties of the Association shall be exercised by the Board. Such powers and duties of the Board shall include, but not be limited to, all powers and duties set forth in the, as well as all of the powers and duties of a director of a corporation not-for-profit.

Section 6. Officers of the Association.

- 6.1 The Officers of the Association shall be the President, the Vice President(s), a Treasurer, and a Secretary, all of whom shall be Directors and all of whom shall be elected annually by the Board. Any officer may be removed without cause from office by vote of the Directors at any meeting of the Board. The Board may, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association. One person may hold any two offices simultaneously except where the functions of such offices are incompatible; but no person shall hold the office of President and the office of Vice-President simultaneously.
- 6.2 The President shall be the chief executive officer of the Association. The President shall have all of the powers and duties which are usually vested in the office of the president of a corporation not-for-profit, including, but not limited to, the power to appoint such committees at such times from among the Members as he may in his discretion determine appropriate to assist in the conduct of the affairs of the Association.
- 6.3 In the absence or disability of the president, a Vice President shall exercise the powers and perform the duties of the President. The Vice President(s) shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. In the event there shall be more than one Vice President elected by the Board, then they shall be designated First, Second, etc., and shall exercise the powers and perform the duties of the presidency in such order.

- 6.4 The Secretary shall keep the minutes of all meetings of the Board and the Members, which minutes shall be kept in a businesslike manner and be available for inspection by the Members and Directors at all reasonable times. The Secretary shall have custody of the seal of the Association and affix the same to instruments requiring such seal when duly authorized and directed to do so. The Secretary shall be custodian for the corporate records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President.

- 6.5 The Treasurer shall have custody of all of the monies of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep the assessment rolls and accounts of the Members and shall keep the books of the Association in accordance with good accounting practices and the Treasurer shall perform all of the duties incident to the office of the Treasurer.

Section 7. Accounting Records: Fiscal Management.

- 7.1 The association shall use the cash basis method of accounting and shall maintain accounting records in accordance with good accounting practices, which shall be open to inspection by the Members at reasonable times. Written summaries of the accounting records shall be available at least annually to the Members. Such records shall include, but not be limited to, (I) a record of all receipts and expenditures; and (ii) an account for each Member which shall designate the name and address of the Member, the amount of Individual Lot Assessments and all other assessments, if any, charged to the Lot, the amounts and due dates for payment of same, the amounts paid upon the account and the balance due.
- 7.2 The Board shall adopt the Budget (as provided for in the Declaration) of the anticipated Common Expenses of the Association for each forthcoming calendar year (the fiscal year of the Association being the calendar year) at a special meeting of the Board (the Budget Meeting) called for that purpose to be held during the first two weeks of December of the year preceding the year to which the Budget applies. Prior to the Budget Meeting, the proposed Budget for the Common Expenses shall be prepared by or on behalf of the Board. Within thirty (30) days after adoption of the Budget, a copy thereof shall be furnished to each Member who shall be given notice of the Individual Lot Assessment applicable to his Lot. The copy of the Budget shall be deemed furnished and the notice of the Individual Lot Assessment shall be deemed given upon its delivery or upon its being mailed to Member at his last known address as shown on the records of the Association.
- 7.3 No Board shall be required to anticipate revenue from assessments or expend funds to pay for Common Expenses not budgeted or which shall exceed budgeted items, and no Board is required to engage in deficit spending. Should there exist any deficiency which results from there being greater Common Expenses than monies from assessments, then such deficits shall be carried into the next succeeding year's Budget as a deficiency or shall be the subject of an adjustment to the applicable assessment.
- 7.4 The depository of the Association shall be such bank or banks as shall be designated from time to time by the Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

- 7.5 A report of the accounts of the Association shall be made annually and a copy of the report shall be furnished or made available to the Members no later than the first day of April of the year following the year for which the report is made. The report shall be deemed to be furnished to the Member upon its delivery or mailing to the Member shown on the records of the Association at his last known address shown on the records of the Association or notice of the reports availability at the office of the Association

Section 8. Rules and Regulations.

The Board may at any meeting of the Board adopt rules and regulations or amend, modify or rescind then existing rules and regulations for the operation and use of any of the Common Areas, provided, however, that such rules and regulations are not inconsistent with the terms or provisions of the Woodlands Section IV Lot HomeOwners Association of Broward County, Inc. Documents. Copies of any rules and regulations promulgated, amended or rescinded shall be mailed or delivered to all Members shown on the records of the Association at the time of such delivery or mailing at the last known address for such Members as shown on the records of the Association and shall not take effect until forty-eight (48) hours after such delivery or mailing.

Section 9. Parliamentary Rules.

The then latest edition of Robert's Rules of Order shall govern the conduct of meetings of all Members of the Association and the Board; provided, however, if such rules of order are in conflict with any of the Woodlands Section IV Lot HomeOwners Association of Broward County, Inc. Documents, Robert's Rules of Order shall yield to the provisions of such instruments.

Section 10. Amendment of the By-Laws.

- 10.1 These By-Laws may be amended as hereinafter set forth in this Section 10.
- 10.2 Any By-Law of the Association may be amended or repealed, and any new By-Law of the Association may be adopted by the affirmative vote of a majority of Directors then in office at any regular meeting of the Board or at any special meeting of the Board called for that purpose or by written instrument signed by all Directors as is permitted by these By-Laws.
- 10.3 Notwithstanding any provision of this Section 10, to the contrary, these By-Laws shall not be amended in any manner which shall amend, modify or affect any provision, terms, conditions, rights or obligations set forth in any other of the Woodlands Section IV Lot HomeOwners Association of Broward County, Inc. Documents, as the same may be amended from time to time in accordance with the

provisions thereof.

- 10.4 Any instrument amending, modifying, repealing or adding By-Laws shall identify the particular Section or Sections affected and give the exact language of such modification, amendment or addition or of the provisions repealed. A copy of each such amendment, modification, repeal or addition certified to by the Secretary or Assistant Secretary of the Association shall be recorded amongst the Public Records of Broward County, Florida, in order to become effective.

The foregoing By-Laws of the Woodlands Section IV Lot HomeOwners Association of Broward County, Inc. are hereby adopted by all of the Directors of the Woodlands Section IV Lot HomeOwners Association of Broward County, Inc. as and constituting the Board of Directors of said Association this _____ day of _____, 2002.

Director: Ronald M. Miller

Director: Herbert C. Haber

Director: Maurice D. Gruber

PLAT BOOK 66 PAGE 25

SHEET 1 OF 3 SHEETS



LOCATION SKETCH

The Woodlands Section Four A SUBDIVISION IN SECTION 14, TWP. 49S., RGE. 41E. CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DAVIS AND CRAVER, INC.
Civil Engineers and Surveyors
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, Florida 33304

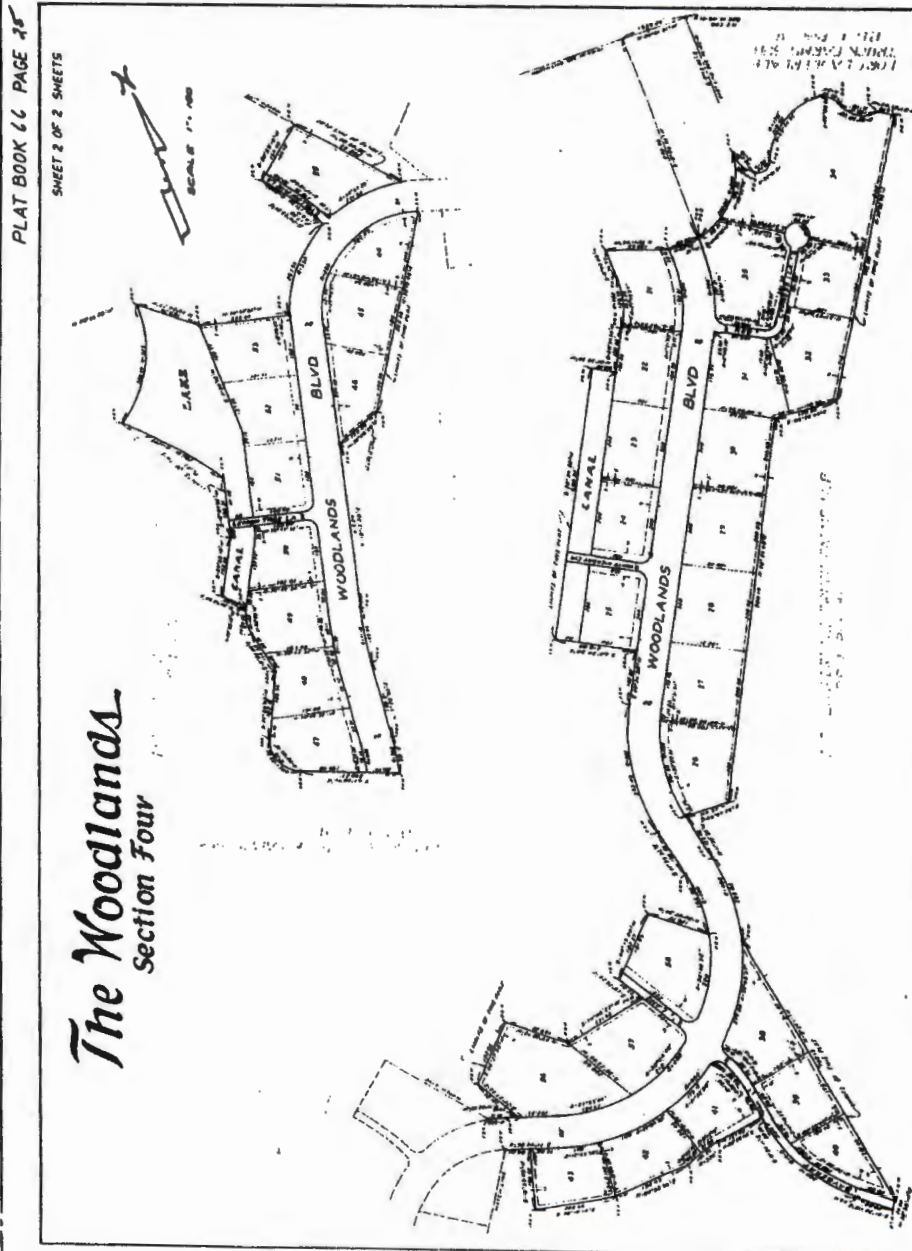
SCALE IN FEET (1" = 100 FT.)

DESCRIPTION:

A portion of Tract 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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