BY-LAWS
OF
GRANDIN LAKE SHORES ASSOCIATION, INC.

Effective October 8, 2026

ARTICLE 1

Name and Location

The name of this Corporation shall be GRANDIN LAKE SHORES ASSOCIATION, NC., hereinafter called Corporation, and it shall have its principal place of business in Grandin Lake Shores, Putnam County, Florida.

ARTICLE II

Members

Section 1. CLASS OF MEMBERS. The Corporation shall have two classes of members, Homeowners and Associate. Participation in Corporation affairs by any member is conditioned upon approval of a majority of the Board of Directors.

Section 2. VOTING RIGHTS. Each property owner may exercise one vote regardless of the number of lots owned.

Section 3. COVENANTS AND RESTRICTIONS. Each member and his or her family shall be subject to the following covenants and restrictions recorded in Official Records Book 48, page 665 of the public records of Putnam County, Florida.

a. All buildings shall be used exclusively for residential purposes, except in those lots designated as commercial or recreational areas in the plat of Grandin Lake Shores.
b. No more than one single family dwelling and two other accessory building for garage or other purposes shall be placed or erected upon any one lot. No accessory or temporary building shall be used or occupied as living quarters.
c. All exteriors must be stained or painted two coats of paint and maintained, except for those designated to require no further "finishing" such as brick. No tar paper, roll brick, siding or similar materials shall be used on outside walls. All buildings to be erected or placed in the subdivision shall be subject to prior approval of a majority of the Board of Directors.
d. No tents or house trailers shall be moved to, erected or placed upon any lots within the subdivision for residential purposes.
e. No outside toilets shall be allowed.
f. No waste shall be permitted to enter either lake. Septic tanks and other sanitary construction must comply with local health laws and regulations. No part of a septic tank, drain field or other waste disposal system shall be placed nearer than seventy-five (75) feet from the high water line of either lake.
g. No portion of any structure shall be erected nearer than thirty-five (35) feet from the front or road lines; fifteen (15) feet from the rear; ten (10) feet from the side lines of any abutting property owner; except, however, where set back lines appear on the plat of the subdivision, structures may be constructed within the distance specified for such set back lines.

On lake front lots, no portion of any structure shall extend nearer than forty (40) feet from the high water line. In the case of a double frontage lots on lakes, the applicable front setback requirements shall apply to both frontages regardless of which line the land owner elects as the front line.

h. Site built homes only are permitted in Grandin Lake Shores. Minimum building requirements on the first or ground floors, exclusive of porch or carport areas, shall be as follows:

875 square feet on lake front lots on Grandin Lake; 700 square feet on the lake front lots on Clearwater Lake, and, lot numbers 101 through 140; 600 square feet on all others.

i. No boat docks or floats or other structures extending into either lake shall be constructed and placed into or on either lake without prior written approval of the DNR-Dept. Natural Resources.

j. No signs shall be displayed on any lot without approval of a majority of the Board of Directors, except those signs that identify the resident or state that the property is for sale.

k. No animals or fowl shall be kept or maintained on said land except customary household pets.

1. No noxious or offensive activity shall be conducted on any lot, nor shall anything be done which shall be or become an annoyance or nuisance to the neighborhood.

m. Each lot sold in Grandin Lake Shores shall automatically become subject to an annual charge of $50.00 which buyer agrees to pay to the Grandin Lake Shores Association, Inc., annually by the 1st day of March in each year hereafter for the maintenance and upkeep of the various "Community Areas", beaches, etc., as shown on a plat of the subdivision, irrespective of whether the privileges of using said areas are exercised or not.

n. After a finding by the Board of Directors that a violation of a covenant, restriction, rule or regulation has occurred, it shall take any appropriate action or legal remedy necessary to enforce compliance thereof.

These covenants and restrictions do not replace or supersede existing federal and state laws or county zoning ordinances. They are supplemental to governmental laws and regulations, and impose additional duties, burdens and benefits for each member.

Section 4. RULES AND REGULATIONS. Each member, his family and his invitees shall comply with the following rules and regulations and those additional rules and regulations promulgated from time to time by the Corporation or its Board of Directors:

a. Guest cards may be obtained from any director of the Corporation for all guests of members that use the beaches, community areas and other Corporation facilities, and such member shall be held accountable for any misconduct or violations of the rules and regulations on the part of such guest or guests. Each guest card shall be dated and signed by the director issuing it and is valid for thirty (30) days.

b. Any vehicle of guests not displaying a guest card shall be subject to being towed at owner's expense.

a. Members shall be entitled to use the facilities of the Corporation without additional charge, in accordance with procedures established by the Board of Directors.

c. Members shall be responsible for control of household pets, which shall be contained within the members' property. Any animals not so contained shall be considered a nuisance, with the exception of domestic cats.

d. Members shall dispose of all trash and garbage properly and be responsible for maintaining the property in clean condition. The allowing of trash or garbage to accumulate on a lot shall be considered a nuisance due to availability of organized trash pickup.

ARTICLE III

Meetings of Members or Directors

Section 1. *ANNUAL MEETING.* An annual meeting of the members and the Board of Directors shall be held each year at Grandin Lake Shores, Putnam County, Florida, on the fourth Saturday in March at one o'clock P.M. Business transacted at the annual meeting shall include the election of Directors of the Corporation.

Section 2. *SPECIAL MEETINGS.* Special meetings of the members or Board of Directors shall be called by the President, the Board of Directors or not less than one-tenth of the members having voting rights.

Section 3. *PLACE OF MEETING.* Meetings of the members of the Board of Directors shall be held within the confines of the subdivision of Grandin Lakes Shores Assn., Inc., Interlachen, Florida.

Section 4. *ACTION BY MEMBERS OR DIRECTORS WITHOUT A MEETING.* Any action required by law, these By-laws or the Articles of Incorporation of this Corporation, which shall or may be taken at any annual or special meeting of the members, may be taken without a meeting or notice thereof, if a consent in writing, setting forth the action so taken, is signed by a majority of the members or Directors entitled to vote.

Section *5. QUORUM* A quorum for the transacting of business at any meeting of members shall be not less than twenty-five percent (25%) of the voting members in good standing.

Section 6. *NO PROXIES.* There shall be no vote by proxy at any meeting of the members or Directors.

Section 7. *VOTING BY MAIL.* The election of Directors may be conducted by mail in such manner as the Board of Directors shall determine.

ARTICLE IV

Board of Directors

Section 1. *GENERAL POWERS.* The business of the Corporation shall be managed by its Board of Directors. Specifically, the Board of Directors shall be

responsible for determining necessary maintenance, enforcement of the covenants and restrictions, rules and regulations, and presenting a budget to the membership.

Section 2. *NUMBER, TENURE AND QUALIFICATIONS.* The Corporation shall have nine (9) Directors. Each director shall hold office for three (3) years unless he shall have resigned, or been removed from office by two-thirds vote of the Board of Directors or until his successor shall have been elected and qualified.

Section 3. *REGULAR MEETINGS.* The annual meeting of the Board of Directors shall be held either at the same time or immediately after, and at the same place as, the annual meeting of members. The Board of Directors may provide by resolution the time and place for the holding of other meetings of the Board without additional notice.

Section 4. QUORUM Although our bylaws specify having NINE board members, at times the association is not able to fill nine seats due to lack of volunteers. When this is the case a QUORUM will be considered when a majority of the current board members are present, which may be less than NINE. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless a greater number is requires by law or by these by-laws

Section *5. VACANCIES.* Any vacancy occurring in the Board of Directors, including any vacancy created by reason of an increase in the number of Directors, may be filled by vote of a majority of the remaining Directors, though less than a quorum. A director elected to fill a vacancy shall be elected for the unexpired portion of his predecessor's term of office.

Section 6. *COMPENSATION.* Directors shall not receive any salaries for their services, but the Board of Directors shall have authority by resolution to provide for compensation for any expenses incurred by any director for attendance at any special meeting of the Board. This shall not be construed as precluding any director from serving the Corporation in any other capacity and receiving compensation therefor.

Section *7. EXECUTIVE COMMITTEE.* The Board of Directors may appoint an Executive Committee of not less than three (3) Directors of the Board to serve until each annual meeting. This committee shall have the specific function of reviewing applications for membership and enforcement of all covenants, restrictions, rules or regulations of the Corporation. The Executive Committee may meet at any time or place agreed to by a majority of members.

Section 8. *NOMINATING COMMITTEE.* The Board of Directors may appoint a nominating committee of at least three (3) members of the Corporation. This committee shall solicit eligible persons to serve as candidates for office or the Board. It shall also prepare and supervise the mailing of voting instructions with ballots to each voting member and any other related duties as determined by the Board of Directors.

Section 9. *OTHER COMMITTEES.* Additional committees for other purposes may be designated from time to time by the Board of Directors.

ARTICLE V

Officers

Section 1. (a) The Officers of the Corporation shall consist of a President, a Vice President, a Secretary, a Treasurer and such other Officers as may be determined by the Board of Directors.

(b) The office of Secretary and office of Treasurer shall not be held by a director.

Section 2. *ELECTION, QUALIFICATION AND TERM* OF *OFFICE.* The Officers of the Corporation shall be elected at the annual meeting by the Board of Directors, or by mail as provided in Article III, Section 8. New offices may be created and filled at any meeting of the Board of Directors.

Section 3. *REMOVAL.* Any Officer may be removed by a two-thirds (2/3) vote of the Board of Directors. Three consecutive absences from regular meetings constitutes automatic dismissal from the Board of Directors.

Section 4. *VACANCIES.* A vacancy in any office may be filled by the Board of Directors for the unexpired portion of the term.

Section *5. DUTIES.* The Officers of the Corporation shall have the following duties:

a. The President shall be the Chief Executive Officer of the Corporation and shall generally manage the business and affairs of the Corporation. He shall preside at all meetings of the members and of the Board of Directors.
b. The Vice President shall perform the duties of the President in the absence of the President or in the event of his inability or refusal to act, and when so acting, shall have all the powers of the President.
c. The Secretary shall record the minutes of all meetings of the members and of the Board of Directors, discharge all notice requirements of the Corporation and secure custody of all Corporation documents and records except the financial records.
d. The treasurer shall have custody of all corporate funds and financial records, shall keep full and accurate accounts or receipts and disbursements and render accounts thereof at any meeting of the members or Board of Directors whenever required by the Board of Directors.
e. All Officers shall perform such other duties as may be assigned by the Board of Directors from time to time.

ARTICLE VI

Documents

A majority of the Board of Directors shall authorize any two (2) Officers or Directors of the Corporation to execute and deliver any instrument and to enter into any contract on behalf of the Corporation.

ARTICLE VII

Annual Charge

Section 1. *DATE DUE.* The annual charge referred to in Article II, Section 3(m), shall be paid no later than March 1st of each year. Payment is due on the 1' of January and will be considered late after March 1st. There will be a 25.00 late fee assessed after March 1st.

Section 2. *ENFORCEMENT.* After a determination by the Executive Committee that any member is in arrears in the annual fee, the Board of Directors shall take any appropriate action deemed necessary, including any action at law or in equity, to secure payment. Any member in arrears shall be liable for all costs, including reasonable attorney's fee, incurred by the Corporation to secure payment.