

CHARTER

OF

GRANDIN LAKE SHORES ASSOCIATION, INC.

(A corporation not for profit under the laws of the State of Florida)

ARTICLE I

The name of this corporation shall be GRANDIN LAKE SHORES ASSOCIATION, INC., and it shall be located and have its principal place of business in the County of Putnam, State of Florida.

ARTICLE II

This Corporation is formed to promote the general interests of property owners in Grandin Lake Shores located on Grandin Lake and Clearwater Lake in the County of Putnam, State of Florida; to cooperate with the proper officials and with the property owners to the end that all taxes are equitably levied and assessed; to create good will among the property owners and residents of said Grandin Lake Shores; to encourage beautification and proper maintenance of homes, lawns, park-ways and gardens in said Grandin Lake Shores; to see that all laws or restrictions affecting property located in said Grandin Lake Shores are promptly and properly enacted, amended and enforced; and to do all such other and further acts and things as might tend to make said Grandin Lake Shores a finer and more desirable place for better living.

This Corporation is not organized for the pecuniary profit of its directors, officers or members; nor may it issue stock, nor distribute dividends, and no part of its income shall inure to the benefits of any officer, director or member; and any balance of money or assets remaining after the full payment of corporate obligations of all and any kinds shall be devoted to the charitable, educational and benevolent purposes of the Corporation; provided, however, that the Corporation may pay reasonable compensation or salaries for services rendered or property supplied to the Corporation.

The Corporation shall have all powers necessary, suitable or proper or any one of them, including, but not limited to, acquiring, owning, buying, selling, leasing, mortgaging, or otherwise managing real property in or about said Grandin Lake Shores, and including the power to raise funds by membership subscription or otherwise for the carrying out of the aforesaid purposes.

The foregoing statement of corporate purposes shall be construed as a statement of both purposes and powers, and not as restricting or limiting in any way the general powers of this corporation, or their exercises and enjoyment, as they are expressly or implicitly granted by the laws of the State of Florida.

ARTICLE III

Membership in this Corporation shall be limited to such persons as shall make written application to the Corporation for membership, and whose applications shall be approved as provided in the by-laws of the Corporation.

The conditions of admission to membership, the duration of membership, and the manner of suspension or removal from membership shall be as stated in the by-laws, and such by-laws may provide for such classifications of membership (e.g. those owning property; those renting property), and for the voting rights of each such classification as may be determined to be for the best interests of the Corporation.

The Charter members of the corporation shall be the following persons:

- K.D. Lauer United Properties, Inc. P.O. Box 8312, Memphis, Tennessee
- Walter E. Usina Interlachen, Florida
- Marie Brown P.O. Box D, Interlachen, Florida

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and residence addresses of the Incorporators and subscribers are as follows:

- K.D. Lauer United Properties, Inc., P.O. Box 8312, Memphis, Tennessee
- Walter E. Usina Interlachen, FL
- Marie Brown P.O. Box D, Interlachen, FL

ARTICLE VI

The affairs of this Corporation shall be managed by a Board of Directors, which shall consist of nine (9) persons elected as Directors. The size of the Board of Directors may be increased or decreased by the vote of the Board of Directors, as the by-laws may direct. The directors of this Corporation need not be members of the Corporation.

The names and addresses of the persons who are to serve as directors until the first election thereof are:

- K.D. Lauer United Properties, Inc., P.O. Box 8312, Memphis, Tennessee
- Walter E. Usina Interlachen, FL
- Marie Brown P.O. Box D, Interlachen, FL

The officers shall consist of a President, one or more Vice-Presidents, a Secretary, a Treasurer, and such other officers as shall be prescribed by the By-Laws, all of whom shall be elected annually by a majority of the Board of Directors in the manner prescribed by the By-Laws. The Board of Directors shall have power to prescribe the duties and functions of each officer.

The first elected Board of Directors shall be elected by the membership of the Corporation. Such election, however, to be conducted by mail in such manner, and under such circumstances as the Incorporators at their organizational meeting may determine, and thereafter, such directors shall be elected at each annual membership meeting of the Corporation, to be held in March of each year. Vacancies on the Board of Directors existing or occurring after such first election, or between annual meetings, shall be filled by majority vote of the Board of Directors.

All officers and directors shall hold office until their successors are elected and take office.

ARTICLE VII

There shall be an annual membership meeting of the corporation to be held each year on the third weekend of the month of March.

ARTICLE VIII

The names of the officers who are to manage all of the affairs of the Corporation until the first meeting of the first elected Board of Directors are as follows:

President	K.D. Lauer
Vice-President	Walter Usina
Secretary/Treasurer	Marie Brown

ARTICLE IX

The by-laws of the Corporation are to be made by majority vote of the subscribers attending the organizational meeting of the Corporation, which meeting shall be held within a reasonable time, after the filing with the Secretary of State of these articles of incorporation, and such by-laws may thereafter be altered, amended, or repealed by the Board of Directors voting at any two consecutive meetings thereof, providing that at least ten (10) days prior to the second consecutive meeting due notice of the proposed change is given to each member of the Board of Directors holding office, at his last known address as shown by the records of the Corporation, and to each member of the Corporation.

ARTICLE X

This charter may be amended only by resolution adopted by a majority of all Directors holding office, at two consecutive meetings thereof, provided that at least ten (10) days prior to the second consecutive meeting due notice of resolution proposing the amendment is given in writing to each member of the Board of Directors holding office, at his last known address as shown by the records of the Corporation.

ARTICLE XI

The highest amount of indebtedness or liability to which the Corporation may at any time subject itself shall never be greater than two-thirds of the value of the property of the Corporation.

ARTICLE XII

A quorum for the transaction of business at all meetings of the membership shall be not less than twenty-five percent of the qualified voting members of the Corporation in good standing. A quorum of the Board of Directors shall consist of not less than one-half of said directors.

AMENDED
BY-LAWS OF
GRANDIN LAKE SHORES ASSOCIATION, INC.
May 2022

ARTICLE I

Name and Location

The name of this Corporation shall be GRANDIN LAKE SHORES ASSOCIATION, INC., 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.
- l. (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. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board. 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 the act of a greater number is required 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(n), shall be paid no later than March 1st of each year. Payment is due on the 1st 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.

ARTICLE VIII

Amendments to By-Laws

These By-Laws may be repealed or amended after two consecutive meetings, providing at least 10 days prior to the second reading notice of the proposed changes is given to each Board member and each member of the Association.

ARTICLE IX

Parliamentary Procedures

Robert's Rules of Order is hereby incorporated by reference and shall govern the conduct of parliamentary procedures at all meetings of the Board of Directors.