

BY-LAWS  
OF  
OAK CREEK AT KENDALL HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is OAK CREEK AT KENDALL HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, hereinafter referred to as the "Association". The principal office of the corporation shall be located at 700 N. W. 107 Avenue, Miami, Florida 33172, but meetings of the members and Directors may be held at such places within the State of Florida, in the Counties of Dade or Dade, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Defined terms in the Declaration referred to in the Articles of Incorporation of this Association (hereinafter referred to as the "Declaration") are herein used as therein defined.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held in January or February of each year thereafter. The first meeting of the Board of Directors of the Association shall be held immediately succeeding the annual meeting of members.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each

member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any question except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

#### ARTICLE IV

##### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class "A" members shall be all Owners with the exception of the Developer, and shall be entitled to one vote for each Undeveloped Lot or Home owned. When more than one person holds an interest in any Undeveloped Lot or Home, all such persons shall be members. The vote for such Undeveloped Lot or Home shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Undeveloped Lot or Home.

Class B. The Class "B" member(s) shall be the Developer (as defined in the Declaration), and shall be entitled to three (3) votes for each Undeveloped Lot or Home owned. The Class "B" membership shall cease and be converted to Class "A" membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class "A" membership equal the total votes outstanding in the Class "B" membership; or
- (b) Six (6) years from the date of filing of this Declaration; or
- (c) At such time as the Class "B" member voluntarily relinquishes its right to vote.

ARTICLE V

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1.      Number.      The affairs of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons. The number of Directors on the Board of Directors shall always be an odd number. The first Board of Directors shall have three (3) members, who need not be members of the Association.

Section 2.      Term of Office.      At the first annual meeting following the cessation of the Class B Membership, the Members shall elect two (2) Directors for a term of one (1) year, two (2) Directors for a term of two (2) years, and one (1) Director for a term of three (3) years. The candidate receiving the largest number of votes shall serve as Director for three (3) years, the two candidates receiving the second and third largest votes shall serve as Directors for two (2) years; and the two candidates receiving the fourth and fifth largest vote shall serve as Directors for one year. At each annual meeting thereafter the members shall elect the appropriate number of Directors for a term of three (3) years.

Section 3.      Removal.      Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4.      Compensation.      No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5.      Action Taken Without a Meeting.      The      Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all of the Directors. Any action so approved shall have the same effect as though taken<sup>p</sup> at a meeting of the Directors.

ARTICLE VI

NOMINATION AND ELECTION OF DIRECTORS

Section 1.      Nomination.      Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such Board meeting until the date of the next annual meeting and such appointment shall be announced at any Board meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2.      Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII

MEETINGS OF DIRECTORS

Section 1.      Regular Meetings.      Regular meetings of the Board of Directors may be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.



Section 2.      Special Meetings.      Special meetings of the Board of Directors shall be held when called by the President of the Association or by any two Directors, after not less than three (3) days notice to each Director.

Section 3.      Quorum.      A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act done or decision made by a majority of the Directors present at duly held meeting at which a quorum is present shall be regarded as an act of the Board.

ARTICLE VIII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1.      Powers.      The Board of Directors shall have the power to:

- (a) adopt and publish rules and regulations governing the use of the Private Drives and Common Open Spaces, and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof;
- (b) suspend the voting rights of, and the right to the use of, the common facilities of a member during any period in which such member shall be in default in the payment of assessments levied by the Association. Such rights may also be suspended, after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- (c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by any other provisions of these By-Laws, the Articles of Incorporation or the Declaration;
- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

- (e) employ a manager, an independent contractor, or other such employees as they deem necessary, and to prescribe their duties;
- (f) accept such other functions or duties with respect to, including architectural control, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors; and
- (g) delegate to, and contract with, a mortgage company or financial institution, responsibility for collection of the assessments of the Association.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- (a) cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;
- (b) supervise all officers, agents and employees of this Association and to see that their duties are properly performed;
- (c) as provided in the Declaration, to:
  - (1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;
  - (2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
  - (3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the Owner personally obligated to pay the same.
- (d) issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether

or not any assessment has been paid. A reasonable charge may be made by the Board of the issuance of these certificates. If a certificate states an assessment has been paid, such certificates shall be conclusive evidence of such payment.

- (e) procure and maintain adequate liability and hazard insurance on property owned or controlled by the Association, or for which, in the opinion of a majority of the Directors, it may be liable and should provide coverage;
- (f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) cause the Common Open Space to be maintained.

#### ARTICLE IX

##### OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President and vice President, who shall at all times be members of the Board of Directors, a Secretary and a Treasurer, and such other officers as the board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of the members.

Section 3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointment. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of

such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

The President shall preside at all meetings of the Board of Directors; see that resolutions and orders of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice President

The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account, cause an annual review of the Association books to be made by a Certified Public Accountant at the completion of each fiscal year; and shall

prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully described in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessments are made and are the personal obligation of the member.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: OAK CREEK AT KENDALL HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, 1992.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration while either of such entities has an interest, shall have the right to veto any of the above while there is a Class B Membership.

Section 2. In the case of any conflict between the Article of Incorporation and these By-Laws, the Articles shall control; and in the



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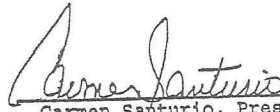
case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

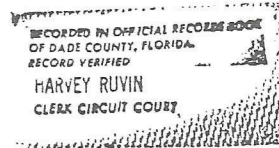
ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 5<sup>th</sup> day of January, 1993.

  
Carmen Santurio, President



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REC.

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93R228674 1993 MAY 06 13:

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EXHIBIT "4"

OFF: 159064695  
REC:

Metropolitan Dade County, a political subdivision of the State of Florida, by and through the Miami-Dade Water and Sewer Authority Department (Department), by these presents hereby represents that as of the date of the execution of this instrument, Assignor is in good standing and not in default. The Department recognizes, consents and approves as the Assignee of said Agreement and releases Assignor from further obligations thereunder as of the effective date herein.

ASSIGNOR:

(INDIVIDUAL)

WITNESSETH:

Sean M. Latterner  
signature

Sean M. Latterner  
print name

Wayne Rose  
signature

WAYNE ROSE  
print name

By: Michael P. Latterner  
Michael P. Latterner, as Trustee

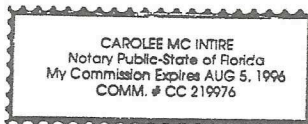
STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of April, 1993, by Michael P. Latterner, as Trustee, who is personally known to me ~~or has produced~~ as identification. He ~~she~~ did ~~not~~ take an oath.

Carolee McIntire  
NOTARY PUBLIC

CAROLEE MCINTIRE  
PRINT NAME  
13 SW 7TH ST Miami

SERIAL NUMBER



OFF. 1590674696  
REC.

Metropolitan Dade County, a political subdivision of the State of Florida, by and through the Miami-Dade Water and Sewer Authority Department (Department), by these presents hereby represents that as of the date of the execution of this instrument, Assignor is in good standing and not in default. The Department recognizes, consents and approves as the Assignee of said Agreement and releases Assignor from further obligations thereunder as of the effective date herein.

ASSIGNEE: LENNAR HOMES, INC., a Florida  
(CORPORATE) corporation

Attest:

By: \_\_\_\_\_ (SEAL) By: *Shawn J. Krichick* (SEAL)  
Secretary President

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 31st  
day of March, 1993, by Shawn J. Krichick  
as President and \_\_\_\_\_ as Secretary  
of \_\_\_\_\_, a \_\_\_\_\_  
corporation. He/She/They are personally known to me or have  
produced NTA as identification and did/did  
not take an oath.

*Rita Gonzalez* CC125912  
NOTARY PUBLIC  
RITA GONZALEZ

PRINT NAME

SERIAL NUMBER



"OFFICIAL NOTARY SEAL"  
RITA GONZALEZ  
MY COMM. EXP. 7/11/95

OFF. REC. 1590614697

WITNESSETH:

METROPOLITAN DADE COUNTY

Judy K. Durkin  
signature

Judy K. Durkin  
print name

Lucinda Patton  
signature

Lucinda Patton  
print name

By: Garrett Sloan  
Garrett Sloan, Director  
Miami-Dade Water and Sewer  
Authority Department

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 24  
day of April, 1993, by Garrett Sloan,  
Director of Miami-Dade Water and Sewer Authority Department, who  
is personally known to me and did not take an oath.

Judy K. Durkin  
NOTARY PUBLIC

Judy K. Durkin  
PRINT NAME

SERIAL NUMBER

JUDY K. DURKIN  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG. 27, 1993  
COMMISSION NO. AA588775

This instrument prepared by:

Tomas R. Goicouria  
New Business Manager  
Miami-Dade Water and Sewer  
Authority Department  
3575 S. LeJeune Road  
Miami, Florida 33233-0316



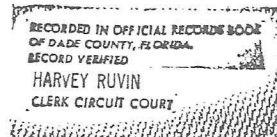
EXHIBIT "A"

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LEGAL DESCRIPTION

Lots 7 through 28 of Block 1; Lots 10 through 21 of Block 2; Lots 34 through 49 and 53 through 58 of Block 6; and Lots 1 through 14 of Block 8, OAK CREEK, according to the Plat thereof, recorded in Plat Book 143, Page 8, of the Public Records of Dade County, Florida.



OAK CREEK PROPERTY OWNERS ASSOCIATION, INC.  
PRESIDENTIAL HOMES  
Estimated Operating Budget for the first 12 months of operation

INCOME	MONTHLY ANNUALLY	
OWNER MAINTENANCE ASSESSMENT 16.87 PER HOME	\$1,484.84	\$17,818.00
TOTAL INCOME	\$1,484.84	\$17,818.00
EXPENSES		
SERVICES		
Management fee	\$489.00	\$5,868.00
Landscape Maintenance	\$75.00	\$900.00
Irrigation Maintenance	\$75.00	\$900.00
Legal Fees	\$25.00	\$300.00
Annual Corporate Report	\$8.34	\$100.00
Annual Review and Tax Preperation	\$75.00	\$900.00
Insurance	\$387.50	\$4,650.00
Office supplies, postage and printing	\$50.00	\$600.00
General Repairs and Maintenance	\$150.00	\$1,800.00
TOTAL EXPENSES	\$1,334.84	\$16,018.00
RESERVES		
FENCING	\$100.00	\$1,200.00
ENTRY FEATURE	\$50.00	\$600.00
TOTAL RESERVES	\$150.00	\$1,800.00
TOTAL EXPENSES AND RESERVES	\$1,484.84	\$17,818.00

1/88 TOTAL HOMES  
TOTAL MONTHLY ASSESSMENT - 16.87

5/20/93

EXHIBIT "5"

OAK CREEK PROPERTY OWNERS ASSOCIATION, INC.  
EXECUTIVE HOMES  
Estimated Operating Budget for the first 12 months of operation

INCOME	MONTHLY	ANNUALLY
OWNER MAINTENANCE ASSESSMENT 22.20 PER HOME	\$2,885.84	\$34,630.08
TOTAL INCOME	\$2,885.84	\$34,630.08
EXPENSES		
SERVICES		
Management fee	\$715.00	\$8,580.00
Landscape Maintenance	\$75.00	\$900.00
Irrigation Maintenance	\$75.00	\$900.00
Electricity (Common Area lighting)	\$200.00	\$2,400.00
Lawn Maintenance	\$650.00	\$7,800.00
Legal Fees	\$25.00	\$300.00
Annual Corporate Report	\$8.34	\$100.00
Annual Review and Tax Preparation	\$75.00	\$900.00
Insurance	\$387.50	\$4,650.00
Office supplies, postage and printing	\$50.00	\$600.00
General Repairs and Maintenance	\$175.00	\$2,100.00
TOTAL EXPENSES	\$2,435.84	\$29,230.08
RESERVES		
FENCING	\$100.00	\$1,200.00
ENTRY FEATURE	\$50.00	\$600.00
ROADS (RESURFACING/REPLACEMENT)	\$300.00	\$3,600.00
TOTAL RESERVES	\$450.00	\$5,400.00
TOTAL EXPENSES AND RESERVES	\$2,885.84	\$34,630.08
1/130 OF TOTAL HOMES		
TOTAL MONTHLY ASSESSMENT - 22.20		