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when Recorded Return to:

Ernest W. Sturges, Jr., Esq.
Goldman, Tiseo & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
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**CERTIFICATE OF REVITALIZED DECLARATION OF RESTRICTIONS
FOR
LEMON BAY ISLES PROPERTY OWNERS ASSOCIATION, INC.
PHASE I, IA & II**

THIS CERTIFICATE is made to reflect and document the recording of the Revitalized Declaration of Restrictions for Lemon Bay Isles Property Owners Association, Inc.

The undersigned officers of the Board of Directors of Lemon Bay Isles Property Owners Association, Inc., a Florida not-for-profit corporation, hereby certify as follows:

1. Revitalized Declaration of Restrictions for Lemon Bay Isles Property Owners Association, Inc. were approved by the Florida Department of Commerce on February 28, 2025, a copy of said approval letter is attached hereto as Exhibit "1".
2. The Revitalized Declaration of Restrictions for Lemon Bay Isles Property Owners Association, Inc. is attached hereto as Exhibit "2".
3. The Articles of Incorporation and Bylaws of Lemon Bay Isles Property Owners Association, Inc. are attached hereto as Exhibit "3" and Exhibit "4".

Executed this 21st day of March, 2025, at Manch, Florida.

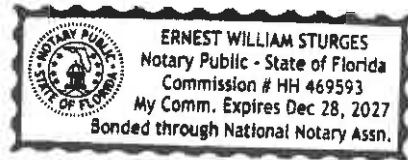
LEMON BAY ISLES PROPERTY
ASSOCIATION, Inc., a Florida
not-for-profit corporation

By: Bruce Ramos
Name: Bruce Ramos
Its: President

State of Florida
County of Charlotte

The foregoing was acknowledged before me by means of x physical presence or ___ online notarization on this 21st day of March, 2025, by Bruce Ramos, President, who is personally known to me or who produced A DRIVERS LICENSE as identification and who did take an oath and said the foregoing is true and correct.

[SEAL]



[Signature]
Notary Public

Ernest W. Sturges, Jr.

Printed Name of Notary

LEMON BAY ISLES PROPERTY
ASSOCIATION, Inc., a Florida
not-for-profit corporation

By: [Signature]

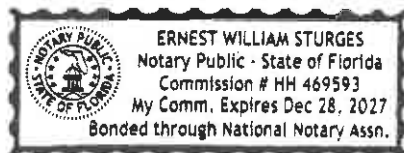
Name: Renee Dickinson

Its: Secretary

State of Florida
County of Charlotte

The foregoing was acknowledged before me by means of y physical presence or ___ online notarization on this 21st day of March, 2025, by Renee Dickinson, Secretary, who is personally known to me or who produced A DRIVERS LICENSE as identification and who did take an oath and said the foregoing is true and correct.

[SEAL]



[Signature]
Notary Public

Ernest W. Sturges, Jr.

Printed Name of Notary

February 28, 2025

Ernest W. Sturges, Jr., Esq.
Goldman, Tiseo, & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954

**Re: Lemon Bay Isles Property Owners Association, Inc., Approval
Determination Number: 25028**

Dear Mr. Sturges,

The Florida Department of Commerce (Commerce) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Lemon Bay Isles Property Owners Association, Inc (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/pm/rm

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

**LEMON BAY ISLES
PROPERTY OWNERS ASSOCIATION, INC.,
PHASE I, IA & II
REVITALIZED DECLARATION OF RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENT AND LEMON BAY ISLES, INC., A Florida corporation, hereinafter referred to as **LEMON BAY ISLES PROPERTY OWNERS, ASSOCIATION, INC.**, establish the following restrictions and covenants upon the lands included in said subdivision known as LEMON BAY ISLES SUBDIVISION PHASE I, IA, II, which shall run with the land and more particularly described in Exhibit "A", attached hereto.

Lemon Bay Isles is a "Mobile Home Subdivision" (MHS)

Charlotte County intended that a "Mobile Home Subdivision" (MHS) is for Mobile Homes to be built on individually platted lots in accordance with county subdivision regulations.

That is a "single" family residential district and the use and development of standards are intended to promote a residential character.

In Lemon Bay Isles, that means a 55 + deeded community.

1. Prior to the sale of any home in Lemon Bay Isles, Phases, I, IA & II, application must be made to the Homeowner's Association, to insure compliance with the age restrictions. Said application must state the names and ages of all prospective buyers and their intentions for the occupancy of the property. The buyers must provide picture identification. A \$25.00 fee in U.S. Currency must accompany each application. The screening process shall apply to all transfers of title within this subdivision, including persons who presently reside here.

2. No mobile home may be placed or built in the subdivision which contains less than 768 square feet of floor space, exclusive of porches, carports, utility rooms and lanai. All mobile homes must have siding of aluminum and/or vinyl. No more than one mobile home shall be placed on each lot and shall be used for residential purposes only.

3. No mobile home shall be allowed in the subdivision that does not conform in appearance and quality with the mobile homes previously located in the subdivision. No mob:

Ex 2

less than 24 feet in width, and shall not have less than 7 feet 6 inches from floor to ceiling height in the interior, and no mobile home shall be more than one (1) year old at time placed or built in subdivision, to be established by its Certificate of Origin.

4. Before any mobile home in the subdivision is occupied, the following items must be completed:

- (a) Hook-up of all utilities.
- (b) A concrete driveway with swale from the street to mobile home at least 12 feet by 70 feet.
- (c) A 12 foot by 25-foot aluminum, vinyl or wood carport.
- (d) Brick, decorative block or vinyl skirting.
- (e) Utility room/shed attached to the mobile home or under the carport.
- (f) Complete sodding of the lot to the asphalt pavement.
- (g) The front 25 feet of the lot must be landscaped.
- (h) Mobile home must be placed and anchored according to the Charlotte County Building Code.

The above improvements, and any Florida room, porch or other improvements must conform in style and construction with the mobile home to which they are attached, and must comply with all zoning and building regulations of Charlotte County, Florida.

5. There shall be a set-back of 25 feet from the front lot line, or any canal or lake, 20 feet from rear lot line and 7 ½ feet from each side lot line, as required by Charlotte County.

6. Easements have been reserved on the plat for drainage and utilities. The plat also reserves maintenance easements on certain lots. All easements shown on the plat are incorporated herein by reference. Additionally, there is hereby reserved along all lot lines, a 5 foot wide easement for utilities and drainage.

7. No lot owner shall place, or allow to remain, any shrubbery, fence, structure or any other obstruction on any drainage or utility easement. If such obstruction exists on any easement the utility company shall have the right to remove, destroy or cut through such obstruction without notice, and the lot owner hereby agrees neither the Association its assign, nor the utility company shall be liable for neither trespass nor damages, and the lot owner shall be responsible for any costs

incurred. If the cost of removing or cutting through the obstruction is not paid by the owner within thirty (30) days, the utility company may record a lien against the lot.

8. All connections to the sewer line owned by the Englewood Water District shall be made only by Englewood Water District or its duly authorized agents. Each lot owner shall be responsible for the cost of extending the connection from the home to the main sewer line.

9. No animals shall be kept on any lot, except two domestic pets may be kept in each residence. All pets shall be kept on their own lot, except when being walked on a leash. In the event that a pet deposits any unpleasant byproducts anywhere other than on the owners lot. the owner of said pet is responsible for removing and disposing of said byproducts.

10. The subdivision is restricted to older persons occupancy only. Each occupied unit (including rentals) must be permanently occupied by at least one person 55 years of age or older. No children shall be allowed to permanently occupy any unit. Persons under the age of 18 shall be construed to be children. Occupancy of a unit for more than 90 consecutive days in any twelve month time period shall be construed as permanent.

11. All lots, whether vacant or occupied, must be kept mowed, clean, free of litter and unsightly structures. Owners of lots abutting a lake, canal or drainage easements shall be responsible for keeping the lake shore clean and free of aquatic woods and growth 25 feet out into the lake, and canal or drainage easements clean and free of aquatic woods and growth out to the middle of the canal or drainage easements. When any lot is not maintained in the above condition, the Association reserves the right to enter upon all lots or waterways and mow the grass, clean, free of litter and remove unsightly structures and charge the owner the amount of the work performed, and if said cost is not paid to the Association within thirty (30) days after written notice is mailed to the lot owner, a lien may be filed against the subject property owner for the full amount due plus costs of collection fees, court costs, and attorney fees, if incurred.

12. Any permanent recreational vehicle (motor home, house trailer, trailer or dolly, truck, camper, boat, water vessel, etc.) must be stored in a garage, under the carport roof, or on a concrete slab which does not encroach upon any easement and does not violate set back regulations. No recreational vehicle shall be parked or stored on the owner's property within the 25-foot set-back from the front lot line for more than five (5) consecutive calendar days within any thirty (30) day period. This restriction does not apply to currently registered and licensed automobiles, van trucks and pickup trucks, up to and including ¾ ton, which must however, be parked on the owner's concrete driveway or slab.

13. Any dock, building or appurtenance to be placed on a canal or lakefront must first be approved in writing by the Association. No motors larger than five (5) horsepower are allowed in the lakes or canals. No boat shall maintain a speed which would create a wake in any canal or lake in said subdivision.

14. The only clotheslines permitted shall be the removable umbrella type or post with retractable line type, and laundry may be hung only on these types of clotheslines. These clotheslines MUST be stored when the home is not occupied.

15. Outside antennas, earth stations or aerials of any type are prohibited. However, one (1) satellite dish up to one (1) meter total diameter is permitted.

16. No unattached or free-standing building/storage shed shall be permitted within said subdivision.

17. No fence shall be erected on any properties without first submitting a written request describing type, material, height and length of said fence to the Association Board. If approved, they will then issue a written permit providing said request meets the regulations of Charlotte County.

18. The power to amend, add to or modify these restrictions shall reside in the Association and the Association may amend, add to or modify the restrictions upon the vote of 2/3 of the members present at a properly called meeting at which a quorum of twenty-five (25) is present.

19. Enforcement of these restrictions and covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any of said restrictions, either to restrain violations or to recover damages. The responsibility for enforcing these restrictions shall be on the Property Owners Association or the owner of any lot, the prevailing party in any such proceedings shall be entitled to its attorney's fees and court costs incurred in said proceedings. These restrictions and covenants shall run with the land and shall be binding upon all parties and persons who take title to a lot in said subdivision.

20. All lot owners in the subdivision must be members of the LEMON BAY ISLES PHASE I, II & II PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit Corporation, hereinafter called the "Association". And shall pay the annual dues established by the Association, which dues may not exceed \$25.00 per year, per each platted lot, even though multiple lots may be deeded as one property. The Association shall own and be responsible for maintaining any drainage structures and drainage easements within the subdivision that the County

does not accept maintenance, and shall be responsibility for maintaining those pieces of land in the subdivision which are not part of a lot, street nor recreation facility, but are in the nature of a common area. If any owner fails to pay the annual dues to the Association, the Association may record a lien against the owner's lot for the amount unpaid dues, plus its costs and attorney fees. An owner may not avoid liability for the Association dues by disclaiming or waiving membership or use of the property owners by the Association.

21. The invalidation of any part of the restrictions shall not affect the remainder of the restrictions, which shall remain in full force and effect.


22. Failure by the Association to enforce any of these restrictions shall not render the Association liable to anyone, nor shall such failure constitute a waiver of the right to enforce the restrictions as to any subsequent violation.


23. Neither the Property Owners Association, nor its successors or assigns, make any representations of any nature whatsoever with respect to the future maintenance development utilization, value or any other matter with respect to said subdivision.


24. Lemon Bay Isles Property Owners Association, Inc., having been incorporated by the State of Florida on March 20, 1986, and said Developer's sale dates of Phase I, IA & II having passed the necessary year from date of first lot sale; it is hereinafter understood that the enforcement of all restrictions are now the responsibility of Lemon Bay Isles Property Owners Association, Inc.

Signed, Sealed and Delivered
In the Presence of:

**LEMON BAY ISLES PROPERTY
OWNERS ASSOCIATION, INC.**


Signature of Witness
Print Name: Jessica D. Gibbs
Address of Witness: 701 JC Center Ct
Ste 3, Fort Charlotte, FL 33954

By: 
Bruce Ramos, President

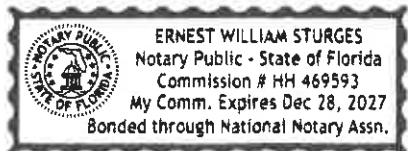

Signature of Witness Ernest W. Smith Jr.
Print Name: _____
Address of Witness: 701 JC Center Ct
Ste 3, Fort Charlotte, FL 33954


State of Florida

County of Charlotte

The foregoing was acknowledged before me by means of x physical presence or ___ online notarization on this 2nd day of March, 2025, by Bruce Ramos, President, who is personally known to me or who produced Florida ID as identification and who did take an oath and said the foregoing is true and correct.

[SEAL]




Notary Public

Ernest W. Sturges, Jr.

Printed Name of Notary

Signed, Sealed and Delivered
In the Presence of:

**LEMON BAY ISLES PROPERTY
OWNERS ASSOCIATION, INC.**

Jessica D. Gibbs
Signature of Witness
Print Name: Jessica D. Gibbs
Address of Witness: 101 WC Centre Ct.
Ste. 3, Port Charlotte, FL 33954

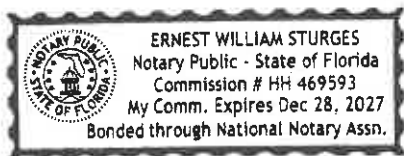
By: Renee Dickinson
Renee Dickinson, Secretary

Ernest W. Sturges, Jr.
Signature of Witness
Print Name: Ernest W. Sturges, Jr.
Address of Witness: 201 26 Centre Ct.
Ste 3, Port Charlotte, FL 33954

State of Florida
County of Charlotte

The foregoing was acknowledged before me by means of X physical presence or ___ online notarization on this 2nd day of March, 2025, by Renee Dickinson, Secretary, who is personally known to me or who produced FL Drivers License as identification and who did take an oath and said the foregoing is true and correct.

[SEAL]



Ernest W. Sturges, Jr.
Notary Public
Ernest W. Sturges, Jr.
Printed Name of Notary

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1-136, inclusive, LEMON BAY ISLES, PHASE I, according to the Plat thereof, recorded in Plat Book 15, Pages 34A – 34C, inclusive, of the Public Records of Charlotte County, Florida; and

Lots 1-17, inclusive, FIRST ADDITION TO LEMON BAY ISLES, PHASE I, according to the Plat thereof recorded in Plat Book 15, Pages 58A through 58B, inclusive, of the Public Records of Charlotte County, Florida; and

Lots 1-204, inclusive, LEMON BAY ISLES, PHASE II, according to the Plat thereof, recorded in Plat Book 16, Pages 2A – 2C, inclusive, of the Public Records of Charlotte County, Florida.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of LEMON BAY ISLES PROPERTY OWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on March 19, 1986, as shown by the records of this office.

The document number of this corporation is N13920.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Tenth day of January, 2023



CR2E022 (01-11)


Cord Q.
Secretary

Ex 3

State of Florida

Department of State

I certify from the records of this office that LEMON BAY ISLES PROPERTY OWNERS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on March 19, 1986.


The document number of this corporation is N13920.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 31, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirty-first day of January,
2023*




Secretary of State

Tracking Number: 3299213902CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

113960

ARTICLES OF INCORPORATION OF
LEMON BAY ISLES
PROPERTY OWNERS ASSOCIATION, INC.

FILED

1963 MAR 19 PM 3 35

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

NAME

The name of this Corporation is Lemon Bay Isles Property Owners Association, Inc.

ARTICLE II

NOT FOR PROFIT

This Corporation is organized pursuant to the Corporation Not For Profit Law of the State of Florida, as set forth in Part One of Chapter 617 of the Florida Statutes and may engage in any activity permitted under the laws of the United States and the State of Florida. No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, officers or private parties.

ARTICLE III

PURPOSES

The purposes for which this association is organized are to foster, promote and assist in the general welfare and joint community interest of all property owners of Lemon Bay Isles and to own and operate real and personal property conducive to creating such interest.

ARTICLE IV

POWERS

In addition to powers conferred by Statute, the association shall also have the power to solicit and accept gifts of money and property of any kind for carrying out the purposes of the Corporation. This Corporation is empowered to buy and sell real estate, borrow and/or lend monies, enter into contracts, own real and personal property, lease property, and to do any act authorized under the laws of the State of Florida for Corporations Not for Profit.

ARTICLE V

MEMBERSHIP

The membership of this association shall consist of those property owners in Lemon Bay Isles who shall qualify for membership upon such terms as may be required by the Bylaws of the Corporation. Under no circumstances may a membership be transferred to a person not owning a lot in Lemon Bay Isles.

The "Annual Membership Meeting" will be held at a time and place specified by the Bylaws, and at that meeting the members will elect the Directors and Officers of the association by method set forth in the Bylaws.

ARTICLE VI

EXECUTIVE BOARD

The affairs of the Corporation are to be managed by the Executive Board consisting of the President, Vice President, Secretary, Treasurer, and three (3) Directors. The number of persons constituting the first

Executive Board shall be seven (7) and the names and address of the persons constituting the first Executive Board who are to act in that capacity until the selection of their successors are:

| | |
|-----------------|---|
| President | Harold Bowman 1445 Bunting Lane Englewood, Florida 33533 |
| Vice President | James Michels 2909 Falcon Drive Englewood, Florida 33533 |
| Secretary | Roy Titus 1432 Bunting Lane Englewood, Florida 33533 |
| Treasurer | George Sharts 1343 Redwing Avenue Englewood, Florida 33533 |
| First Director | Owen Farnham 1465 Oriole Boulevard Englewood, Florida 33533 |
| Second Director | Violet Paul 2976 Falcon Drive Englewood, Florida 33533 |
| Third Director | Leonard Janes 2913 Falcon Drive Englewood, Florida 33533 |

The current Executive Board shall serve until the election for a new Executive Board which shall take place at the first Annual Membership Meeting.

ARTICLE VII

OFFICERS

The association shall elect a President, Vice President, Secretary and Treasurer. The officers for the members who are to serve until the

first election and their names and addresses are:

| | |
|----------------|---|
| President | Harold Bowman 1445 Bunting Lane Englewood, Florida 33533 |
| Vice President | James Michels 2909 Falcon Drive Englewood, Florida 33533 |
| Secretary | Roy Titus 1432 Bunting Lane Englewood, Florida 33533 |
| Treasurer | George Sharts 1343 Redwing Avenue Englewood Florida 33533 |

ARTICLE VIII

BYLAWS

The Bylaws of the association shall be adopted by a meeting of the Executive Board at which a quorum is present. Thereafter, the Bylaws may be amended as provided for in the bylaws.

ARTICLE IX

AMENDMENT OF ARTICLES

These Articles of Incorporation may be amended by a seventy five per cent (75%) vote of those members in good standing adopting a resolution providing for such amendment. Such amendment shall take effect when filed with and approved by the Secretary of State.

ARTICLE X

EXISTENCE

This Corporation shall have perpetual existence unless dissolved according to law.

ARTICLE XI

QUORUM

A quorum for the official meetings of the members and for the Executive Board shall be the number for in the Bylaws of the Corporation.

ARTICLE XII

INCORPORATORS

The names and residences of the subscribers to thses Articles of Incorporation are as follows:

| | |
|----------------|--|
| President | Harold Bowman 1445 Bunting Lane Englewood, Florida 33533 |
| Vice President | James Michels 2909 Falcon Drive Englewood, Florida 33533 |
| Secretary | Roy Titus 1432 Bunting Lane Englewood, Florida 33533 |
| Treasurer | George Sharts 1343 Redwing Avenue Englewood, Florida 33533 |

ARTICLE XIII

REGISTERED OFFICE AND AGENT

(A) The address of this Corporations's initial requested office is 2909 Falcon Drive, Englewood, Florida 33533.

(B) The name of this Corporations's initial registered agent at the above address is Mr. James Michels.

IN WITNESS WHEREOF, the undersigned, constituting the subscribers of this Corporation, for the purpose of forming this Corporation Not For Profit under the laws of the State of Florida, have executed these Articles of Incorporation this 4th day of March, 1986.

Harold S. Bowman
James W. Nichols
Raymond Titus
George M. Sharts

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BEFORE ME, the undersigned authority, personally appeared HAROLD BOWMAN, JAMES NICHOLS, ROY TITUS AND GEORGE SHARTS of Lemon Bay Isles Property Owners Association Inc. and they acknowledged to me that they subscribed to the foregoing Articles of Incorporation, and after first duly sworn by me, they each swore under oath that it is their intention in good faith to carry out the purposes and objects set forth herein.

Sworn to and subscribed before me this 4th day of March 1986.

Thelma R. [Signature]
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JANUARY 31, 1988
NOTARY PUBLIC LICENSE NO. 1000

ACCEPTANCE BY REGISTERED AGENT

I, James Michels, located at 2909 Falcon Drive, Englewood, Florida 33533,
do hereby accept designation as this Corporation's initial Registered Agent.

James W. Michels
James Michels

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing Acceptance by Registered Agent was acknowledged
before me this 4th day of March, 1986.

Healdine Raymond
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 31, 1988
BORNED 1930, GENERAL INS. CO.

**BY-LAWS
OF
LEMON BAY ISLES
PROPERTY OWNERS PHASE I, IA AND II ASSOCIATION, INC.**

**Adopted March 31, 1986
Amended December 1990
Amended March 2018**

Ex 4

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**BY-LAWS OF
LEMON BAY ISLES
PROPERTY OWNERS PHASE I, IA AND II ASSOCIATION, INC.
Adopted March 31, 1986
Amended December 1990
Amended March 2018**

**ARTICLE I - NAME
Section 1**

The official name of the Association shall be called Lemon Bay Isles Phase I, IA and II Property Owners Association, Inc., hereafter to be called THE ASSOCIATION. This Association shall be non-profit.

**ARTICLE II - OBJECTIVES
Section 1**

To foster, promote and assist the general welfare, and common interests and concerns of the Association property owners.

**ARTICLE III - MEMBERSHIP
Section 1**

Membership shall be limited to those people who are property owners in the Association.

The owner and/or owners of each lot shall be entitled to one (1) vote per lot owned. If a member owns more than (1) lot, that member shall be entitled to one (1) vote for each lot owned subject to the limitations of Section 2 below. If a lot is owned by one (1) person, that member's right to vote shall be established by the record title to a lot. If a lot is owned by more than one person, the person entitled to vote shall be designated in a certificate signed by all record owners of the lot and filed with the Secretary of the Association.

Such vote is not divisible and if the owners of a lot are unable to concur as to who their voting member is, they lose their right to vote until one such member is designated the voting member. If a designation of a voting member is not made, and only one (1) owner is present at a meeting, that person may cast the vote as though he or she owned the lot individually and without establishing the concurrence of the absent member. Only paid up members shall have the right to hold office or the right to vote at meetings. Under no circumstances may a membership be transferred to a person not owning a lot in the Association.

Section 2

Dues for the following year are to be paid on or before January 31st. New lot owners must join the Association and pay first year dues for each lot owned. The amount of Association Fee, yearly dues and penalty for late fees shall be established on recommendation of the Executive Board subject to ratification by a quorum of the membership at the Annual Meeting (January) of the Association. The Association shall have no responsibility for notifying members delinquent in their dues.

Any person who owns more than one (1) lot shall be entitled to a membership for each lot owned provided that member pays a membership fee for each of such lots and shall be entitled to one (1) vote for each membership fee paid. Such property owner may however, elect to pay one (1) membership fee and in that event shall be entitled to only one (1) vote as provided under Section 1 above.

ARTICLE IV - OFFICERS

Section 1

The Officers of the Association shall be: President, Vice President, Secretary and Treasurer. In addition, there will be three (3) Directors to complete an Executive Board.

(a) All Officers shall be elected for a term of two years. For term continuity of the Executive Board Officers commencing with the 2019 election and thereafter, the President and Treasurer will be elected for two-year terms. Commencing with the 2020 election and thereafter, the Vice President and the Secretary will be elected for two-year terms.

(b) One Director shall be elected each year in such a manner as to insure a three (3) year term for each Director.

(c) Should any office be vacated prior to the end of the office term, the vacancy shall be filled by the Executive Board until the next election. The vacancy shall be filled by election of a person to serve the balance of the unexpired term.

Section 2

All Officers or Directors shall be lot owners, paid up members of the Association and reside in Lemon Bay Isles Phase I, 1A, or II.

Section 2

All Officers or Directors shall be lot owners, paid up members of the Association and reside in Lemon Bay Isles Phase I, 1A, or II.

Section 3

DUTIES OF THE OFFICERS SHALL BE:

(a) The President shall be the presiding officer at all Regular, Special, Annual and Executive Board meetings of the Association. The President shall be responsible for coordinating all organizational activities.

(b) The Vice President shall be the second ranking officer and in the absence of the President, for any reason, shall assume the authorities and responsibilities of the President.

(c) The Secretary shall take all minutes at both the Association and the Executive Board meetings. This office shall have charge of all correspondence. The Secretary shall maintain a record of all committees and the membership thereof. The Secretary shall notify all new members of their rights and responsibilities as members of the Association. The Secretary shall inform the President whether a quorum is present.

(d) The Treasurer shall receive all monies and give receipts. The Treasurer shall issue checks for routine payments when authorized by the Executive Board, or in other cases, when authorized by the assembled membership at a Regular or Special meeting. The Treasurer shall maintain a petty cash account not to exceed \$500.00 dollars at any time. This account shall be replenished when required from general funds. Monies from the Association account shall be withdrawn by check, signed by the Treasurer and co-signed by the President or Vice President. The Treasurer shall keep current records as agreed to by the Executive Board.

The Treasurer shall prepare an accounting report for each Regular meeting. The Treasurer shall give a final report at the Annual Meeting. The Treasurer shall maintain a list of the paid-up members of the Association.

ARTICLE V - EXECUTIVE BOARD

Section 1

The affairs of the Association shall be managed by the Executive Board. The membership of the Executive Board is defined in Article IV, Section 1. The Directors shall advise and assist the Officers in the performance of their functions and will be responsible, with the Officers, for any action taken by the Executive Board.

Section 2

Meetings by the Executive Board may be called by the President when deemed necessary. The purpose of the Board is to formulate policies and prepare recommendations for presentation to the Association.

Section 3

The Executive Board shall be responsible for the review and approval of all Association publications, news releases and rules proposed by any committee.

Section 4

Any Officer or Director who has had three (3) absences from Executive Board meetings and has not been excused for such absences by the Board shall automatically be removed from office.

Section 5

There shall be no compensation for any Officer or member of the Board.

ARTICLE VI - COMMITTEES

Section 1

The Executive Board shall annually appoint committees whose terms of office shall coincide with those of the Officers of the Association.

Section 2

The Nominating and Election Committee shall be composed of three (3) members appointed by the Executive Board, but not members of the Board. Appointments will be announced by the President at the Regular November meeting of the Association.

(a) At the December meeting of the Association, the Nominating Committee shall present nominees for each open position. Not more than one (1) member per lot or per family shall be permitted to serve as an Officer or Director in the same year. During the December meeting, additional nominations for any of the open positions may be made from the floor and nominations closed.

(b) The name or names of the nominees for each position will be posted on the community bulletin board by the Chairman of the Nominating Committee at least ten (10) days before the Annual Meeting, at which time, election will take place.

(c) Only paid up members shall be eligible to vote. Voting shall be by secret ballot. After voting is completed, the ballots shall be collected and counted by the Nominating Committee and the results announced by the Chairman of the Committee.

(d) A majority vote of those present is required to elect.

(e) The election of Officers is to be made office by office individually not by a full slate.

Section 3

After the Regular meeting prior to the Annual Meeting, an Auditing Committee of three (3) members other than Officers or Directors shall audit the Treasurer's books and the accounts of appropriate committees and give its report at the Annual Meeting.

Section 4

Special committees may be appointed by the President when deemed necessary and will be discharged at the completion of the task for which they were appointed.

ARTICLE VII - MEETINGS

Section 1

Meetings shall be held at a location, time and date as determined by the Executive Board. All meetings shall be open only to paid-up members of the Association.

Section 2

The official types of meetings shall be: Regular, Special and Annual.
(For Executive Board Meetings, see Article V, Section 2).

Section 3

Regular meetings of the Association shall be held in November, December, January, February, March and April and can only be changed by a thirty (30) day prior posting on a community bulletin board and/or written notice with a majority approval of the Board. The following order of business shall be used at all meetings:

- (a) Call meeting to order, Pledge of Allegiance, roll call of Officers.
- (b) Reading of minutes of previous meeting - approval.
- (c) Reading minutes from last Executive Board meeting.
- (d) Treasurer's report, approval and placed on file for audit.
- (e) Reports of committees.
- (f) Correspondence of the Association.
- (g) Old Business.
- (h) New Business.
- (i) Motion to adjourn.

Section 4

Special meetings may be called at the discretion of the President or a majority of the Executive Board or on a signed petition of twenty-five (25) members. Members shall be notified of such meetings, via the community bulletin board and/or written notice one (1) week before taking place with a specific agenda stipulated for that meeting.

Section 5

The Annual Meeting shall be the regular January meeting.

Section 6

Quorum: A quorum of members for conducting Association business at Regular and Special meetings shall be no fewer than twenty-five (25) paid up members.

Section 7

Parliamentary procedure shall be in line with the updated version of "Robert's Rules of Order".

Section 8

Votes may be cast in person or by proxy. Each proxy shall set forth specifically the name of the person voting by proxy and the name of the person authorized to vote the proxy. Each proxy shall contain the date, time and place of the meeting for which the proxy is given. If the proxy is a limited proxy, it shall set forth those items that the holder of the proxy may vote and the manner in which the vote is to be cast. The proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings. No proxy shall be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given, and it may be revoked any time at the pleasure of the member executing it. The proxy shall be signed by the member or members (if more than one) or by the appropriate officer or partner of a corporation or partnership or other designated person mentioned in Article III, Section 1, or the duly authorized attorney-in-fact of that person or persons (provided the power of attorney is filed with the Secretary of the Association). The proxy shall be filed with the Secretary before or at the meeting for which the proxy is given. One holding a power of attorney for a member, properly executed and granting such authority, may vote that unit.

ARTICLE VIII - FINANCES

Section 1

All proceeds derived from any Association activity shall be paid over to the Treasurer to be included in the general fund of the Association.

Section 2

No funds raised in the name of the Association or through any activity sponsored by the Association, may be donated to any institution or cause without the approval of a majority of the voting members present at a meeting.

Section 3

Single expenditures of over Five Hundred Dollars (\$500.00) must be presented by the Executive Board to the membership from November through March. From April through October the Board shall have the authority to expend up to Fifteen Hundred Dollars (\$1500) if necessary without membership approval.

Section 4

The Executive Board may accept on behalf of the Association any contribution, gift, bequest or devise for the general purposes, or for any special purpose of the Association.

ARTICLE IX - AMENDMENTS TO THE CHARTER OR BY-LAWS

Section 1

Fifty-one percent (51%) majority vote of the total paid up membership shall be required to amend the By-Laws.

Section 2

Amendments can be proposed by the Executive Board or by any one of the membership who is supported by ten (10) other paid up members.

Section 3

Any proposed amendment to be considered shall be posted on the community bulletin board and written notice given at least thirty (30) days or more prior to the meeting.

ARTICLE X CONTROVERSIAL SUBJECTS

Section 1

Subjects of a Religious or of a Political nature shall not be discussed at Association meetings.

ARTICLE XI – SEAL

Section 1

The Seal of the Corporation shall be as follows:

Lemon Bay Isles, Phase I, IA and II

Property Owners Association, Inc.

Corporation

Not for Profit

Florida

The original Articles were voted upon and accepted by the membership of the Lemon Bay Isles Property Owners Association, Inc. at a Regular Meeting dated March 31, 1986.

The amended Articles were voted upon by secret ballot, delivered to all members, and accepted by the membership of Lemon Bay Isles, Phase I, IA and II, Property Owners Association, Inc. The ballots were counted on December 9, 1990.

The amended Articles were voted upon by secret ballot delivered to all members and accepted by the membership of Lemon Bay Isles, Phase I, IA and II, Property Owners Association, Inc. at the membership meeting on March 21, 2018.