

**AMENDED BYLAWS
OF
OAKRIDGE PROPERTY OWNERS AND RECREATIONAL ASSOCIATION, INC.**

ARTICLE I. NAME AND LOCATION

Section 1. “Association” shall mean and refer to OakRidge Property Owners And Recreational Association, Inc. a Florida corporation, not for profit, its successors and assigns.

Section 2. “Common Area” shall refer to all real and/or personal property which the Association owns for the common use and enjoyment of the members of the Association, and all real or personal property within or in the vicinity of OAKRIDGE, in which the Association has an interest for the common use and enjoyment of members of the Association, including, without limitation a right of use (such as, but not limited to, easements for surface water collection and retention). (Amended March 20, 2012)

Section 3. “Lot” shall mean and refer to any parcel of the property in OAKRIDGE, a subdivision of Citrus County, Florida, together with any and all improvements thereon, whether or not platted in the Public Records of Citrus County, Florida, on which a single family residence, or structure according to the Amended Declaration of Covenants, Conditions & Restrictions recorded in the Public Records of Citrus County, Florida, could be constructed whether or not one has been constructed.

Section 4. “Dwelling Unit” shall mean and refer to a Lot as defined herein with a building or portion thereof situated thereon designed and intended for use and occupancy as a residence by a single family susceptible to ownership in fee simple residences.

Section 5. “Declarant” shall mean and refer to, OakRidge Property Owners and Recreational Association, Inc. a Homeowners’ Association, its successors and assigns.

Section 6. “Architectural Committee” shall mean an Architectural Committee for OAKRIDGE, appointed in accordance with ARTICLE VII, whose duties shall be set forth in ARTICLE VII.

Section 7. “Owner” shall mean and refer to the record owner, or the one or more persons or entities, of a fee simple title to any lot, which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation and Declarant.

Section 8. “Member” shall mean and refer to every person or entity who is a record fee simple owner of a lot, including the Declarant at all times, as long as it owns all or any part of the property which may become subject to the Declaration, provided that any such person or entity who holds such interest only as security for the performance of an obligation shall not be a member.

Section 9. “Declaration” shall mean and refer to that certain Declaration of Covenants, Conditions and Restrictions covering OAKRIDGE and recorded at Official Record Book 840, Page 213 and Book 1006, Page 708, Public Records of Citrus County, Florida, as amended from time to time. (Amended March 20, 2012)

ARTICLE II. MEMBERS

Members shall be all owners and shall be entitled to one (1) vote for each lot owned. When more than one person or entity holds an interest in any lot, all such persons, or entities shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall there be more than one (1) vote be cast with respect to any lot owned.

ARTICLE III. MEETINGS

Section 1. Annual Meetings. The first annual meeting of members shall be held within thirteen (13) months from the date of incorporation of the Association. Subsequent annual meetings of the members shall be held in the fall season of the year.

Section 2. Special Meetings. Special meetings of Members may be called at any time by the President or by the Board of Directors, or on written request of one-quarter (1/4) of the members.

Section 3. Notice of Meetings. Written notice of each meeting of Members shall be given by, or at the direction of, the Secretary or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid at least ten (10) but not more than fifty (50) 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 receiving notice. Such notice shall specify the day, hour, and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting, in person or by proxy, of thirty percent (30%) of Members entitled to cast a vote shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Articles of Incorporation or these Bylaws. If a quorum is not present at the meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present.

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. Proxies shall be revocable, and the proxy of any Owner shall automatically terminate on conveyance by him of his lot.

**ARTICLE IV. BOARD OF DIRECTORS
NUMBER; REMOVAL; COMPENSATION**

Section 1. Number 1. The affairs of the Association shall be managed by a Board of not less than three (3) Directors who shall be Members of the Association.

SECTION 2. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In event of death, resignation, or removal of a director, his/her successors shall be selected by the remaining members of the Board and shall serve for the unexpired term of his/her predecessor.

SECTION 3. Compensation. No Director shall receive compensation for any service she/he may render to the Association. However, any Director may be reimbursed for his/her actual expenses in performance of his/her duties.

ARTICLE V. BOARD OF DIRECTORS – NOMINATION AND ELECTION

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a nominating committee. However, nominations may also be made from the floor at any Annual Meeting of Members. The nominating committee shall be appointed by the Board of Directors. The committee appointed by the Board of Directors prior to the Annual Meeting to serve until the close of the Annual Meeting. The nominating committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine but in no event shall it nominate less than the number of vacancies to be filled.

Section 2. Election. Election to the Board of Directors shall be by either written ballot or voice vote as defined by a majority of the Members. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted. (Amended March 20, 2012)

ARTICLE VI. BOARD OF DIRECTORS -

Section 1. Regular Meetings. The Board of Directors may, by resolution, determine and publish a regular meeting schedule.

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.

Section 3. Quorum. A majority of the directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the Board.

ARTICLE VII. BOARD OF DIRECTORS – POWERS AND DUTIES

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

(a) Adopt and publish rules and regulations governing the use of the Common Areas and facilities including the personal conduct of Members and their guests thereon; and to establish penalties including fines in accordance with Florida Law for infractions of such rules and regulations. (Amended March 20, 2012)

(b) Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the Association and specifically reserved to the membership by the Articles of Incorporation, and by other provisions of these Bylaws.

(c) Declare the office of a member of the Board of Directors to be vacant in the event that such a member is absent from three (3) consecutive regular meetings of the Board of Directors.

(d) Employ a manager, independent contractor, and such other employees as they may deem necessary, and to prescribe their duties.

(e) Initiate legal action to enforce a lien on an OakRidge resident's Lot in the event of a Lot Owner being in arrears for Annual Assessments, or Vacant Lot Mowing costs and/or a home being in the process of foreclosure. (Amended May 18, 2009) (Amended April 15, 2014)

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

(a) Cause to be kept a complete record of all acts and corporate affairs and to present a statement thereof to the members at each annual meeting.

(b) Supervise all officers, agents and employees of the Association and to see to it their duties are properly performed.

(c) Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board may impose a reasonable charge for the issuance of these certificates.

ARTICLE VIII. OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of the Association shall be a president, vice president, secretary/ treasurer who shall at all times be members of the board of directors, and such other officers as the board may from time to time by resolution create.

The membership shall elect the officers, except the treasurer.

(Amended March 20, 2012)

Section 2. Term. The Board of Directors of the Association shall be elected for a two (2) year term by the membership. OakRidge shall return to the form of having the membership elect the officers of the Board, except for the Treasurer.

(Amended October 8, 2008)

Each board member shall hold office for a term of two (2) years unless s/he shall sooner resign, or shall be removed or otherwise disqualified to serve.

(Amended February 24, 2006)

Section 3. Special Appointments. 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 authority, and perform such duties as the Board may, from time to time, determine.

Section 4. Resignation and Removal. Any officer may be removed from office by the Board at any time with or without cause. 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 5. Vacancies. A vacancy in any office may be filled by appointment of the Board. The officer appointed to such vacancy shall serve for the unexpired term of the officer s/he replaces.

Section 6. 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 7. Duties. The duties of the offices are as follows:

(a) *President. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other instruments and shall co-sign in his/her official capacity as President all promissory notes. (Amended March 20, 2012)*

(b) **Vice President.** the vice president shall act in place of the president in the event of his or her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be require of him by the Board.

(c) **Secretary.** The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix to all papers so requiring; serve notice of meeting of the Board and of Members; keep appropriate current records showing the Members of the Association together with their addresses; and perform other such duties as may be required by law.

(d) **Treasurer.** *The treasurer shall receive and deposit in appropriate bank accounts all funds of the association, and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and shall co-sign in his/her official capacity as treasurer promissory notes of the association; shall keep proper books of account; shall cause an informal annual financial review of the association books at the completion of each fiscal year; and shall prepare an annual budget and statement of income and expenditures; a copy of which documents shall be delivered to each member, and a report of which shall be given at the regular meeting of the members. (Amended March 20, 2012)*

ARTICLE IX. BOOKS AND RECORDS; INSPECTION

The books, records, and papers of the Association shall be subject to inspection by any Member during ordinary business hours. The Articles of Incorporation and Bylaws of the Association shall be available for inspection by any Member at the principal office of the association, where copies shall be made available for sale at a reasonable price. (Amended March 20, 2012)

ARTICLE X. FISCAL YEAR

*The fiscal year of the Association shall be the calendar year.
(Amended March 20, 2012)*

ARTICLE XI. AMENDMENTS

These Bylaws may be amended at a regular or special meeting of Members, by a vote of a majority of a quorum of Members present in person or by proxy.

ARTICLE XII. CONFLICTS

In case of any conflicts between the Articles of Incorporation and these Bylaws, the Articles shall control.

ADOPTED: April 25, 1990

AMENDED: October 18, 1999

May 14, 2001

February 24, 2006

May 18, 2006

October 20, 2008

May 18, 2009

March 20, 2012

April 15, 2014