

Tamaron
P.O. Box 51582
Sarasota, FL 34232
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TAMARON HOMEOWNERS' ASSOCIATION BY-LAWS
Approved 9-3-1986 by Action of the Board of Directors
Amended 10-13-1999; 4-18-2002, 4-10-2003 and 9-20-2007 and 11/15/2016

ARTICLE I

1. The Association is a non-profit organization known as "Tamaron Homeowners Association, Incorporated", hereinafter referred to as the "Association."
2. The principle place of business of the Association shall be in Sarasota County, Florida and its Post Office address is P.O. Box 51582, Sarasota County, Florida 34232.

ARTICLE II

Identity and Definitions

The purpose of the Association shall be:

1. To promote communications and exchange of information on topics that affect the area encompassed by the Association.
2. To encourage interest in and serve as a forum for discussion of community affairs relative to Tamaron, the immediate area surrounding Tamaron and the County of Sarasota, and to act as a unified body for the encouragement and promotion of civic actions in the best interest of the area.
3. To promote the improvement and maintenance of the beauty of Tamaron as well as protect the health, safety and welfare of its residents.
4. The rules contained in these By-Laws shall govern the society in all cases to which they are not consistent with the By-Laws or the special rules of order of this Association.

ARTICLE III

Territory

1. The territory covered by the Association shall be that area known as Tamaron, bounded on the North by Bahia Vista Street, the West by the SCL Railroad, the East by McIntosh Road and the South by Sarasota Springs recorded in Plat Books 23 through 26 of the Public Records of Sarasota County as follows:
 - Unit 1 Plat Book 23, pages 34, 34A, 34B
 - Unit 2 Plat Book 24, pages 11, 11A, 11B
 - Unit 3 Plat Book 25, pages 5, 5A
 - Unit 4 Plat Book 25, Pages 19, 19A
 - Unit 5 Plat Book 26, pages 18, 18A

ARTICLE IV

1. All owners of lots or parcels included within the assessable property shall be members of the Association and maintain such membership in good standing by payment of annual mandatory dues as stipulated in Article V. Membership initially shall be acquired by an owner upon the acquisition of a parcel and thereafter shall pass to such owner's successors in title an appurtenance to such lot or parcel.
2. Every member in good standing of the Association shall have a voice in the affairs thereof to the extent of one vote for each lot or parcel, provided, however, that in the event of multiple ownership of any lot or parcel, the member-owners thereof together, and not individually, shall be entitled to said one vote for each such lot or parcel.
3. Any person becoming an owner during the last half of a fiscal year is obligated to pay only one half of the annual dues for the remained of the year.
4. If any person is an owner of more than one parcel of residential property, he or she is entitled to one vote for each parcel for which the current dues have been paid.
5. The Board of Directors, by an affirmative vote of at least two thirds of the full number of Directors, may provide requirements under which persons other than those defined in Section 1 shall be eligible for membership in the Association.

RECORDED IN OFFICIAL RECORDS
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KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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ARTICLE V

Assessments

1. Every owner of a lot or parcel subject to assessment/dues will be a member of the Tamaron Homeowner's Association. Membership shall be appurtenant to and may not be separated from ownership of any lot or parcel that is subject to assessment.
2. The Board of Directors shall establish and levy the annual mandatory assessment, commensurate with the anticipated budget needs, and shall present such for approval at a special meeting called for that purpose or by ballot provided by the Board of Directors. The annual assessment must be fixed at a uniform rate for all lots or parcels.
3. The annual assessment provided for herein shall commence as to all lots or parcels on the first day of the fiscal year – the fiscal year being from January 1 through December 31.
4. The Board of Directors will have the ability to impose a lien for unpaid dues as per 2016 Florida Statutes 720.3085.

ARTICLE VI

Directors

1. The number of Directors. The Association shall be governed by a Board of Directors comprised of up to fifteen (15) members, all of whom are members in good standing.
2. Terms of Office. Terms of Office are (2) years running for January 1 thru December 31 and will be elections will be held in even years
3. Compensation. No Director or Officer shall receive directly or indirectly any salary or compensation from the Association. No Director or Officer shall directly or indirectly be personally interested in any contract relating to the operation or furnishing supplies to the Association.
4. Attendance. Any Director or Officer who shall be absent without just and acceptable cause from three (3) consecutive regularly scheduled Director's meetings may be considered by the Board of Directors to have abandoned his or her office and, in such event, shall be appropriately notified in writing. The abandoned office may be filled by the Board of Directors selecting from the membership a qualified person to fill the vacancy so created shall be for the balance of the unexpired term.
5. Conduct of Elections. The President shall appoint three (3) members of the Association, one as Chairman of Elections, to serve as a Tellers Committee to conduct the election of Directors, to act as judges and to count the votes. If this is not possible, the board members may interview and nominate members in good standing to be placed on the ballot. Results of the election are presented to the membership by the presiding Officer, or by printed communication, once the tally sheet is certified by all Tellers and appropriate entries made in the record of the Association.
6. Indemnification. The Association shall indemnify all persons who have served or may serve at any time as Officers or Directors of the Association, and their heirs, executors, administrators, successors, and assigns from and against any and all loss and expense, including amounts paid in settlement before and after suit is commenced and reasonable attorney's fees, actually and necessarily incurred as a result of any claim, demand, action, proceeding, or judgment that may be asserted against any such persons, or in which any such persons are made parties by reason of their being officers or directors of the Association. However, this right of indemnification shall not exist in relation to matters to which it is adjudged in any action, suit or proceeding that may such persons are liable for negligence or misconduct in the performance of their duties.

ARTICLE VII

Duties and Powers of the Directors

1. The general management of the Association shall be vested in the Board of Directors. They shall have full power and authority to carry out the objectives and purposes, enforce the By-Laws and establish the rules and regulations necessary to carry out the objectives and purposes of the Association.
2. Expenditures of Funds. The Board of Directors shall take such action as they deem necessary to promote the objective of the Association as set forth in Article II, provided that any course of action not in the approved budget and exceeding \$1000.00 shall not be undertaken without the approval of the membership by ballot.
3. Vacancy. If a vacancy shall occur among the Directors of Officers, the vacancy may be filled for the unexpired term of a majority vote of the Directors.
4. The Board may appoint such other officers and agents as it may, from time to time as they deem necessary and define the duties thereof.
5. Directors Meetings. The Board shall meet not less than nine (9) times per year, at such time and place as it shall be determined. At least three (3) days personal or written notice shall be given to each Director in advance of the meeting, unless all Directors waive notice of any such meeting.

6. **Quorum.** At all Directors meetings, a majority of current Directors present shall constitute a quorum except as otherwise provided in these By-Laws.
7. **Majority Vote.** An affirmative vote of the majority of the Directors present at any meeting, provided a quorum is present, shall be required to pass any matter presented for a vote, except as otherwise provided in these By-Laws. Proxies shall not be accepted at any Directors meeting.
8. **Membership Participation.** Any member of the Association who specifically requests to attend shall not be excluded from the Directors meeting and participation in discussions, but all business shall be conducted by the Directors and no member may participate in the deliberation.
9. **Special Directors' Meeting.** Special Directors' Meetings may be called by the President, if in the President's opinion; there exists a matter of urgency. Also, Special Meetings shall be called upon written requests by two or more Directors. In matters of extreme urgency, the President may poll the Directors individually, in person or by telephone, and the affirmative vote of not less than nine (9) Directors shall be required to pass any matter in such circumstance.
- 10a. **Rental/Leasing – Homeowners** shall provide the names of lessee(s) of their rental properties to the Board of Directors. Length of lease is for a minimum of one year.
- 10b. **Rental Properties** will be limited to 10% of the total houses in the community. This will have no effect on the current rentals, although we are over the 10% limit at this time. No property can be purchased as a rental until we are below 10% as voted by a majority ballot at election commencing October 31, 2016 and go into effect January 1, 2017.
11. **Fines –** (a) The association may suspend, for a reasonable period of time, the rights of a homeowner or a homeowner's tenants, guests, or invitees, or both, to use common areas and facilities and may levy reasonable fines, not to exceed \$100.00 per violation, against any homeowner or any tenant, guest, or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, except that not such fine shall exceed \$1,000.00 in the aggregate unless otherwise provided in the governing documents.
 - (b) A fine or suspension will not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.
 - (c) Suspension of common-area-use rights shall not impair the right of the owner or a tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park.

ARTICLE VIII

Officers

1. The Officers of the Association shall be President, Vice-President, Secretary and Treasurer, to be elected by the Board from among its own members, to serve without pay during their two year term or until their successors are chosen.
2. Officers shall be elected at the last board meeting of each election (even) year. The Board may from time to time prescribe such procedures, as it may deem appropriate for the nomination of Officers provided that no such procedure shall authorize the nomination for office of any Director who has not consented thereto.

ARTICLE IX

Duties of the Officers

1. **President.** The President of the Association shall be Chairman of the Board of Directors and shall preside at all meetings of the Board. The President shall appoint all committee chairmen with the approval of the Board and be an "ex-officio" member of all committees.
2. **Vice-President.** In case of absence, disability or refusal of the President, the duties shall be performed by the Vice-President having the same authority as the President.
3. **Secretary.** The Secretary shall issue notices of all Special and Board Meetings, shall attend and keep minutes of the same, shall have charge of the records and papers of the organization and shall perform such other duties as are appropriate to the office.

4. **Treasurer.** The Treasurer shall have custody of all monies and securities of the organization, shall tender bond (at the expense of the organization) in such amount as the Directors may at any time require, give account of all monies, securities and other property of the organization which are in his or her custody and disburse such funds for the payment of properly approved good and services.
5. **Signatures.** Two signatures shall be required for all disbursement. The signature of the President or in his or her absence, the signature of the Vice-President and the signature of the Treasurer, or in his absence, the signature of the Secretary shall be required on all check drawn against any of the funds.

ARTICLE X

1. Special meetings of the membership may be called by the Board of Directors, or may be called by the President upon written petition of fifteen (15) or more members of the Association in good standing, provided that at least ten (10) days notice of the time, place and purpose be given to each member.
2. At all meetings a quorum shall consist of ten percent (10%) of the members present, provided a quorum is present shall be sufficient to take any action duly presented, except as maybe specifically provided by these By-Laws.
3. Matters scheduled for decision at any membership meeting may be voted upon by proxy, or absentee ballot the forms of which shall be provided to all members of the Association at least fourteen (14) days prior to any meeting at which such matters are to be presented. Exercised proxies shall be in the hands of the President and certified by the Treasurer prior to the meeting.
4. The Order of business for the Directors meetings or all meetings shall be:
 - A. Call meeting to order
 - B. Approval of the minutes of the previous meeting
 - C. Treasurer's Report
 - D. Correspondence report
 - E. Report of Standing Committees
 - F. Report of Special committees
 - G. Unfinished business
 - H. New business
 - I. Announcements
 - J. Adjournment

ARTICLE XI

1. Notice of any general meeting of the Association membership shall be included in the Association's newsletter or separate notice of at least fourteen (14) days prior to the meeting date.
2. Notice of all special meetings of the membership shall be made available to each member at least ten (10) days prior to the meeting date.
3. Meeting notices (Sections 1 & 2) shall specify the date, time and place of the meeting and any matters scheduled for decision (vote) by the general membership. In such cases proxy forms will be included with the notice.

ARTICLE XII

Committees

1. The Chairman and members of all standing and special committees shall be appointed by the President and approved by the Board of terms of one year. The Chairman of each standing committee shall be a Director. The size of each committee shall be at the discretion of the Chairman.
2. The Standing Committees shall be:
 - A. Community Services
 - B. Deed Restrictions
 - C. Maintenance & Beautification
 - D. Membership
 - E. Preserve
 - F. Publicity
 - G. Safety
3. Special committees may be established by the Board of Directors as the demand and occasion may require. Such committees shall exist until such time as may be fixed by the Board, or if no time fixed, until dissolved by the Board.

4. Standing Committee duties and responsibilities shall be:
 - A. Community Service Committee. It shall be the duty of this Committee to relate directly with the residents in Tamaron with Committee members acting as a street or block representative, providing two-way communication between members and the Association. It provides a welcoming function to new residents, a source of information about the Association, Tamaron and local services and procedures.
 - B. Deed Restriction Committee. It shall be the duty of the Deed Restriction Committee to receive all requests for building permits, to examine, approve or reject such requests according to the specifications of the deed restrictions. It shall be the duty of the Committee to enforce the deed restriction of all Tamaron units.
 - C. Maintenance & Beautification Committee. It shall be the duty of the Maintenance & Beautification Committee to establish projects for the maintenance of common grounds and work through contracted work or volunteer efforts and maintain standards of appearance for Tamaron. In addition, this Committee is responsible to see that such public properties as roads, lakes, county property around lakes and roads, and outside the perimeter of Tamaron are properly maintained. It may have such other duties as the Board of Directors may prescribe.
 - D. Membership Committee. It shall be the duty of the Membership Committee to collect assessments from the membership and submit them to the Treasurer for proper disposition and recording. It shall have such other duties relating to obtaining members in good standing of the Association as Board may prescribe.
 - E. Preserve Committee. It shall be the duty of the Preserve Committee to establish and maintain a standard of appearance for the Preserve, and to establish projects or volunteer for the maintenance and enhancement of those standards.
 - F. Publicity Committee. It shall be the duty of the Publicity Committee to prepare and distribute periodic written communications relating to the Association to the residents and owners of Tamaron. In addition it will maintain liaison with local news media for whatever need may exist from time to time. It shall have such other duties as the Board of Directors may prescribe.
 - G. Safety Committee. It shall be the duty of the Safety Committee to constantly monitor the safety of the roads and properties and areas adjacent to Tamaron for vehicles and pedestrians. It will be the primary responsibility to maintain liaison with local law enforcement agencies that have the prime responsibility for enforcing pertinent laws.

Special Committees and Advisors

- A. Parliamentarian. The President, with the approval of the Board, will appoint a parliamentarian from the membership who will be versed in the rules and procedures of parliamentary law to advise the presiding officer on questions or procedure to assure legal transaction of business, efficiency and impartiality. Alternately, the Association legal counsel may be engaged for a specific meeting. All meetings of the Association shall be conducted in accordance with "Roberts Rules of Order" latest edition.
- B. Accounting Review Committee. A yearly accounting review (audit) will be done by an independent auditor who is not a member of the Board of Directors. The auditor shall conduct an official review of the financial affairs and have the audit available at a membership meeting.
- C. By-Laws Committee. This Committee shall consist of three (3) members of the Association appointed by the President with the approval of the Board of Directors. The first person so appointed shall be the chairman of the committee. It shall be the duty of the committee to receive all proposed amendments or revisions to the By-Laws whether by Board action or membership petition, classify same for inclusion in the By-Laws, correct wording as necessary and submit same to the membership with Committee recommendation to adopt or reject. The Committee shall not change the intent or purpose of the proposed amendment or revision. The proposal, after consideration by the Board, must be presented to the membership for adoption or rejection.

ARTICLE XIII

Amendments to By-Laws

1. These By-Laws may be amended at a regular or special meeting of the members by affirmative vote of two-thirds (2/3) of the members present, voting in person or by proxy, provided that written notice of the proposed change(s) shall have been provided to each member at least twenty(20) days prior to the meeting.
2. Amendments or changes to the By-Laws may be proposed by action of the Board or by written statement furnished to the Board and signed by not less than fifty (50) voting members of the Association.

IN WITNESS WHEREOF, the undersigned Board of Directors has caused these presents to be executed in its name, by a duly authorized officer, and has executed the same on this day November 15 2016.

TAMARON HOMEOWNERS ASSOCIATION INC.

Witnesses
[Signature]
Witness Signature

By: [Signature]
Henry Cavaliere, President

Morgan Bucculo
Printed Name

Attest: [Signature]
Nancy Stodulski, Secretary

[Signature]
Witness Signature

Victor Garcia
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of November, 2016 by Henry Cavaliere, as President, and Nancy Stodulski, as Secretary, respectively, of TAMARON HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf and with authority of said corporation. They are (notary choose one) [] personally known to me, or [] have produced FL DL as identification.

[Signature]
Signature of Notary Public



Victor Garcia
Notary Public
State of Florida
My Commission Expires 8/5/2020
Commission No. FF 991987