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By-Laws of
Waterford Property Owners Association
May 2009

By-Laws of Waterford Property Owners Association Inc. (WPOA)
(a Corporation not for profit)

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ARTICLE I: General Provisions

Section 1. Adoption of Bylaws. These Bylaws, when adopted by the Board of Directors, constitute the code of rules adopted by WATERFORD PROPERTY OWNERS ASSOCIATION, INC. (Corporation) for the regulation and management of its affairs. The Corporation shall consist of all the Property Owners of Waterford Subdivision.

Section 2. Purposes and Powers. This Corporation will have the purposes and powers as stated in its Articles of Incorporation, and such powers as are now or may be granted hereafter by law.

Section 3. Principal Office. The principal place of business of the Corporation will be at 13317 Waterford Run Drive, Riverview, Florida 33569, c/o WPOA President, 13317 Waterford Run Drive, Riverview, Florida 33569.

ARTICLE II: Property Owners Association

Section 1. Membership. Any person or entity who is the owner of record of the fee interest in any lot and entitled to the beneficial enjoyment thereof shall be a member of Waterford Property Owner's Association. Ownership of the lot shall be sole qualification for membership and membership shall not run to persons who hold an interest in a lot merely as security for performance of an obligation. When any lot is owned of record in joint or multiple tenancies the multiple owners shall designate a representative to be the member entitled to vote. If no representative is designated by the owners, the Board of Directors of the Association may select one of the owners of record or person exercising beneficial use of the lot to be the representative for the lot until one is designated by the owner.

Section 2. Voting. Each member shall be entitled to one vote for each lot owned. Any member who is delinquent in the payment of any charges or assessments duly levied by the Association or Taxing District against the lot shall not be entitled to a vote or hold office on the WPOA board until all such charges together with such reasonable penalties as the Board of Directors of the Association may impose have been paid. Members may vote by proxy.

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Section 3. Powers. The Association shall have such general powers as are necessary to perform the obligations and duties set out in this Declaration, including, but not limited to, the power to buy and convey real property (if approved by at least forty-one (41) property owners), enter into contracts, adopt rules and regulations for the general well being of the Subdivision, penalize delinquent members, obtain and maintain such policies or insurance as required by this Declaration and such other policies as the Board deems necessary and desirable for the protection of the Association and its members. The Association may maintain a working capital and contingency fund, pay taxes and other obligations of the Association and may segregate funds to maintain reserve, trust, or escrow accounts for the members to accumulate and preserve funds for anticipated improvements.

Section 4. Annual Meeting. The annual meeting of the Association shall be the second Monday in May. Written notice of the time, place and agenda shall be given to each member by personal delivery, US mail or email at least fourteen (14) days before the meeting. At the meeting the members shall elect Directors to hold office for the fiscal year starting the first day of October.

Section 5. Quorum and Voting. A quorum shall be made up of no less than thirty-two (32) property owners who may vote in person at the meeting or by proxy. Only Property Owners of record in good standing (no outstanding fees, assessments or penalties) may vote and only one vote per property is permissible.

ARTICLE III: Directors

Section 1. Function. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, the Board of Directors.

Section 2. Qualification. Directors need not be residents of this State.

Section 3. Compensation. Members of the Board of Directors shall serve without compensation.

Section 4. Duties of Directors. A Director shall perform his duties as a Director, including his duties as a member of any Committee of the Board upon which he may serve, in good faith, in a manner he reasonably believes to be in the best interests of the Corporation, and with such care as an ordinarily prudent person in a like position would use under similar circumstances.

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In performing his duties, a Director shall be entitled to rely on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by:

a) One or more Officers or employees of the Corporation whom the Director reasonably believes to be reliable and competent in the matters presented;

b) Counsel, public accountants or other persons as to matters which the Director reasonably believes to be within such person's professional or expert competence; or

c) A Committee of the Board upon which he does not serve, duly designated in accordance with a provision of the Articles of Incorporation or the Bylaws, as to matters within its designated authority, which Committee the Director reasonably believes to merit confidence.

A Director shall not be considered to be acting in good faith or be in compliance with the governing documents if he has knowledge concerning the matter in question that would cause such reliance described above to be unwarranted.

A person who performs his duties in compliance with this Section shall have no liability by reason of being or having been a Director of the Corporation.

Section 5. Presumption of Assent. A Director of the Corporation who is present at a meeting of its Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless he votes against such action or abstains from voting in respect thereof because of an asserted conflict of interest.

Section 6. Number. The Corporation shall at all times have not less than three (3) Directors. The number of Directors may be increased or decreased from time to time by a vote of the Board of Directors, but shall never be less than three (3).

At the Annual Meeting of Members in May, they shall elect Directors to hold office for the fiscal year starting the first day of October. Each Director shall hold office for the one (1) **year** term for which they are elected.

Section 7. Vacancies. Any vacancy occurring in the Board of Directors, including any vacancy created by reason of an increase in the number of Directors, may be filled by the affirmative vote of a majority of the remaining Directors though less than a quorum of the Board

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of Directors. A Director elected to fill a vacancy shall hold office only until the end of the current fiscal year (September 30th).

Section 8. Removal of Directors. At a meeting of Members called expressly for that purpose, any Director or the entire Board of Directors may be removed, with or without cause, by a vote of the majority of the Members or in a manner consistent with the removal of Officers described herein.

Section 9. Quorum and Voting. A majority of the number of Directors fixed by these Bylaws shall constitute a quorum for the transaction of business. The act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 10. Director Conflicts of Interest. No contract or other transaction between the Corporation and one or more of its Directors or any other corporation, firm, association or entity in which one or more of the Directors are Directors or Officers or are financially interested, shall be either void or voidable because of such relationship or interest or because such Director or Directors are present at the meeting of the Board of Directors or a Committee thereof which authorizes, approves or ratifies such contract or transaction or because his or their votes are counted for such purpose, if:

- a) the fact of such relationship or interest is disclosed or known to the Board of Directors or Committee which authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested Directors; or
- b) the fact of such relationship or interest is disclosed or known to the Members entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or
- c) the contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the Board of a Committee of the Board of Directors.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a Committee thereof which authorizes, approves or ratifies such contract or transaction.

Section 11. Executive and Other Committees. The Board of Directors, by resolution adopted by a majority of the full Board of Directors, may designate from among its members an Executive Committee and one or more other committees, each of which, to the extent provided in such Resolution, shall have and may exercise all the authority of the Board of

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Directors, except that no Committee shall have the authority to:

- a) Approve or recommend to Members actions or proposal required by law to be approved by Members;
- b) Fill vacancies on the Board of Directors or any Committee thereof;
- c) Amend the Bylaws, Covenants or other governing documents.

The Board of Directors, by Resolution adopted in accordance with this Section, may designate one or more Directors as alternate members of any such Committee, who may act in the place and stead of any absent Member or Members at any meeting of such Committee.

Section 12. Contracts for Products and Services. All contracts as further described in this section or any contract that is not to be fully performed within one (1) year after the making thereof for the purchase, lease, or renting of materials or equipment to be used by the association in accomplishing its purposes under this chapter or the governing documents, and all contracts for the provision of services, shall be in writing. If a contract for the purchase, lease, or renting of materials or equipment, or for the provision of services, requires payment by the association that exceeds 10% of the total annual budget of the association, including reserves, and would be more than \$2,000 dollars in total over any calendar year, the association must obtain competitive bids for the materials, equipment, or services. Nothing contained in this section shall be construed to require the association to accept the lowest bid.

Section 13. Meeting of Board of Directors. Regular and Special Meetings by the Board of Directors may be held within or without the State of Florida. A meeting of the board of directors of an association occurs whenever a quorum of the board gathers to conduct association business. All meetings of the board must be open to all members except for meetings between the board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege. The provisions of this subsection shall also apply to the meetings of any committee or other similar body when a final decision will be made regarding the expenditure of association funds and to meetings of anybody vested with the power to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a member of the community.

Members have the right to attend all meetings of the board and to speak on any matter placed on the agenda by petition of the voting interests for at least three (3) minutes. The association may adopt written reasonable rules expanding the right of members to speak and governing the frequency, duration, and other manner of member statements, which rules must be consistent

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with this paragraph and may include a sign-up sheet for members wishing to speak. Notwithstanding any other law, the requirement that board meetings and committee meetings be open to the members is inapplicable to meetings between the board or a committee and the association's attorney, with respect to meetings of the board held for the purpose of discussing personnel matters.

If 20% of the total voting interests petition the board to address an item of business, the board shall at its next regular board meeting or at a special meeting of the board, but not later than sixty (60) days after the receipt of the petition, take the petitioned item up on an agenda. The board shall give all members notice of the meeting at which the petitioned item shall be addressed in accordance with the fourteen (14) day notice requirement pursuant to subparagraph (c) 2. Each member shall have the right to speak for at least three (3) minutes on each matter placed on the agenda by petition, provided that the member signs the sign-up sheet, if one is provided, or submits a written request to speak prior to the meeting. Other than addressing the petitioned item at the meeting, the board is not obligated to take any other action requested by the petition.

Section 14. Time, Notice and Call of Meeting.

General:

- Notices of all board meetings must be posted in a conspicuous place in the community at least forty-eight (48) hours in advance of a meeting, except in an emergency.
- If notice is not posted in a conspicuous place in the community, notice of each board meeting must be mailed or delivered to each member at least seven (7) days before the meeting, except in an emergency.
- If members elect (in writing or via electronic form) they may receive notice of meetings via electronic form (e.g. email).

Annual:

The annual meeting of the Board of Directors shall be held on the first Friday of May in each year and will include the preparation and distribution to the community of an annual budget as stipulated in the WPOA community covenants. Written notice of the time and place of Special Meetings of the Board of Directors shall be given to each Director by either personal delivery, telegram or cablegram at least two (2) days before the meeting or by notice mailed to the Director at least five (5) days before the meeting.

Attendance of a Director at a meeting shall constitute a waiver of notice of such meeting and waiver of any and all obligations to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a Director

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states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened.

The business to be transacted at and the purpose of, any Regular or Special Meeting of the Board of Directors must be specified as agenda items in the Notice of such meeting.

A majority of the Directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Directors to another time and place. Notice of any such adjourned meeting shall be given to the Directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other Directors.

Members of the Board of Directors may participate in a meeting of such Board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at the meeting.

Section 15. Action Without a Meeting. Any action required to be taken at a meeting of the Directors of the Corporation, or any action which may be taken at a meeting of the Directors or a Committee thereof, may be taken without a meeting if a consent in writing, setting forth the action so to be taken, signed by all of the Directors or all the members of the Committee, as the case may be, is filed in the Minutes of the proceedings of the Board or of the Committee. Such consent shall have the same effect as a unanimous vote.

Section 16. Recordings. Any parcel owner may tape record or videotape meetings of the board of directors and meetings of the members. The board of directors of the association may adopt reasonable rules governing the taping of meetings of the board and the membership.

ARTICLE IV: Officers

Section 1. Officers. The Officers of the Corporation shall consist of a President and Secretary, each of whom shall be elected by the Board of Directors. At the first meeting of Directors immediately following the Annual Meeting of Members of the Corporation, the Officers shall be elected, to hold office for the fiscal year starting the first day of October. Each Director shall hold office for the one **(1) year** term for which they are elected. Such other Officers and Assistant Officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors from time to time. Any two or more Offices may be held by the same person. The failure to elect a President or Secretary shall not affect the existence of the

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Corporation.

Section 2. Duties. The Officers of the Corporation shall have the following duties:

The President shall be the Chief Executive Officer of the Corporation, shall have general and active management of the business and affairs of the Corporation subject to the direction of the Board of Directors, and shall preside at all meetings of the members and Board of Directors.

The Secretary shall have custody of, and maintain, all of the corporate records including the financial records, shall record the Minutes of all meetings of the Members and Board of Directors, send out all notices of meetings, and have custody of all corporate funds and financial records, shall keep full and accurate accounts of receipts and disbursements and render accounts thereof at the Annual Meetings of Members and whenever else required by the Board of Directors or the President, and shall perform such other duties as may be prescribed by the Board of Directors or the President.

Section 3. Removal of Officers.

1. Any member of the board of directors may be recalled and removed from office with or without cause by a majority of the total voting interests.
2. Board directors may be recalled by an agreement in writing or by written ballot without a membership meeting. The agreement in writing or the written ballots, or a copy thereof, shall be served on the association by certified mail or by personal service in the manner authorized by chapter 48 and the Florida Rules of Civil Procedure.
3. The board shall duly notice and hold a meeting of the board within five (5) full business days after receipt of the agreement in writing or written ballots. At the meeting, the board shall either certify the written ballots or written agreement to recall a director or directors of the board, in which case such director or directors shall be recalled effective immediately and shall turn over to the board within five (5) full business days any and all records and property of the association in their possession, or proceed as described in paragraph (a).
4. When it is determined by the Department of Business and Professional Regulation pursuant to binding arbitration proceedings that an initial recall effort was defective, written recall agreements or written ballots used in the first recall effort and not found to be defective may be reused in one subsequent recall effort. However, in no event is a written agreement or written ballot valid for more than one hundred twenty (120) days after it has been signed by the member.

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5. Any rescission or revocation of a member's written recall ballot or agreement must be in writing and, in order to be effective, must be delivered to the association before the association is served with the written recall agreements or ballots.
6. The agreement in writing or ballot shall list at least as many possible replacement directors as there are directors subject to the recall, when at least a majority of the board is sought to be recalled; the person executing the recall instrument may vote for as many replacement candidates as there are directors subject to the recall.
7. The board shall duly notice and hold a board meeting within five (5) full business days after the adjournment of the member meeting to recall one or more directors. At the meeting, the board shall certify the recall, in which case such member or members shall be recalled effective immediately and shall turn over to the board within five (5) full business days any and all records and property of the association in their possession, or shall proceed as set forth in subparagraph (a).
 - (a) If the board determines not to certify the written agreement or written ballots to recall a director or directors of the board or does not certify the recall by a vote at a meeting, the board shall, within five (5) full business days after the meeting, file with the Department of Business and Professional Regulation a petition for binding arbitration pursuant to the applicable procedures in ss. 718.112(2)(j) and 718.1255 and the rules adopted there under. For the purposes of this section, the members who voted at the meeting or who executed the agreement in writing shall constitute one party under the petition for arbitration. If the arbitrator certifies the recall as to any director or directors of the board, the recall will be effective upon mailing of the final order of arbitration to the association. The director or directors so recalled shall deliver to the board any and all records of the association in their possession within five (5) full business days after the effective date of the recall.
8. If a vacancy occurs on the board as a result of a recall and less than a majority of the board directors are removed, the vacancy may be filled by the affirmative vote of a majority of the remaining directors, notwithstanding any provision to the contrary contained in this subsection or in the association documents. If vacancies occur on the board as a result of a recall and a majority or more of the board directors are removed, the vacancies shall be filled by members voting in favor of the recall. If the recall occurred by agreement in writing or by written ballot, members may vote for replacement directors in the same instrument in accordance with procedural rules adopted by the division, which rules need not be consistent with this subsection.
9. If the board fails to duly notice and hold a board meeting within five (5) full business days after service of an agreement in writing or within five (5) full business days after the adjournment of the member recall meeting, the recall shall be deemed effective and the

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board directors so recalled shall immediately turn over to the board all records and property of the association.

10. If a director who is removed fails to relinquish his or her office or turn over records as required under this section, the circuit court in the county where the association maintains its principal office may, upon the petition of the association, summarily order the director to relinquish his or her office and turn over all association records upon application of the association.
11. The minutes of the board meeting at which the board decides whether to certify the recall are an official association record. The minutes must record the date and time of the meeting, the decision of the board, and the vote count taken on each board member subject to the recall. In addition, when the board decides not to certify the recall, as to each vote rejected, the minutes must identify the parcel number and the specific reason for each such rejection.
12. When the recall of more than one board director is sought, the written agreement, ballot, or vote at a meeting shall provide for a separate vote for each board director sought to be recalled.

ARTICLE V: Books and Records

Section 1. Books and Records. The Corporation shall keep correct and complete books and records of account and shall keep Minutes of the proceedings of its Board of Directors and Committees of Directors and all established or standing sub-committees.

The Corporation shall keep the Books and Records of the Corporation at its Registered Office or principal place of business.

Any books, records and Minutes may be in written form or in any other form capable of being converted into written form within a reasonable time.

Section 2. Maintenance. The association shall maintain each of the following items, when applicable, which constitute the official records of the association:

- (a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the association is obligated to maintain, repair, or replace.
- (b) A copy of the bylaws of the association and of each amendment to the bylaws.

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- (c) A copy of the articles of incorporation of the association and of each amendment thereto.
- (d) A copy of the declaration of covenants and a copy of each amendment thereto.
- (e) A copy of the current rules of the Property Owners' association.
- (f) The minutes of all meetings of the board of directors and of the members, which minutes must be retained for at least seven (7) years.
- (g) A current roster of all members and their mailing addresses and parcel identifications. The association shall also maintain the electronic mailing addresses and the numbers designated by members for receiving notice sent by electronic transmission of those members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by unit owners to receive notice by electronic transmission shall be removed from association records when consent to receive notice by electronic transmission is revoked. However, the association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices.
- (h) All of the association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years.
- (i) A current copy of all contracts to which the association is a party, including, without limitation, any management agreement, lease, or other contract under which the association has any obligation or responsibility. Bids received by the association for work to be performed must also be considered official records and must be kept for a period of one (1) year.
- (j) The financial and accounting records of the association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and accounting records must include:
 - 1. Accurate, itemized, and detailed records of all receipts and expenditures.
 - 2. A current account and a periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due.
 - 3. All tax returns, financial statements, and financial reports of the association.
 - 4. Any other records that identify, measure, record, or communicate financial information.

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(k) A copy of the disclosure summary described in s. 720.401(1).

(l) All requests brought to the Architectural Committee and the resultant disposition of the request by the WPOA Board will be documented, promulgated to the community and available for review by any homeowner.

(m) All other written records of the association not specifically included in the foregoing which are related to the operation of the association.

Section 3. Inspection and copying of Records. --The official records shall be maintained within the state and must be open to inspection and available for photocopying by members or their authorized agents at reasonable times and places within ten (10) business days after receipt of a written request for access. This subsection may be complied with by having a copy of the official records available for inspection or copying in the community. If the association has a photocopy machine available where the records are maintained, it must provide parcel owners with copies on request during the inspection if the entire request is limited to no more than twenty-five (25) pages.

(a) The failure of association to provide access to the records within ten (10) business days after receipt of a written request creates a rebuttable presumption that the association willfully failed to comply with this subsection.

(b) A member who is denied access to official records is entitled to the actual damages or minimum damages for the association's willful failure to comply with this subsection. The minimum damages are to be \$50 per calendar day up to ten (10) days, the calculation to begin on the eleventh (11th) business day after receipt of the written request.

(c) The association may adopt reasonable written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections, but may not impose a requirement that a parcel owner demonstrate any proper purpose for the inspection, state any reason for the inspection, or limit a parcel owner's right to inspect records to less than one eight (8) hour business day per month. The association may impose fees to cover the costs of providing copies of the official records, including, without limitation, the costs of copying. The association may charge up to fifty (50) cents per page for copies made on the association's photocopier. If the association does not have a photocopy machine available where the records are kept, or if the records requested to be copied exceed twenty-five (25) pages in length, the association may have copies made by an outside vendor and may charge the actual cost of copying. The association shall maintain an adequate number of copies of the recorded governing documents, to ensure their availability to members and prospective members. Notwithstanding the provisions of this paragraph, the following records shall not be accessible to members or parcel owners:

1. Any record protected by the lawyer-client privilege as described in Florida Statutes. 90.502 and any record protected by the work-product privilege,

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including, but not limited to, any record prepared by an association attorney or prepared at the attorney's express direction which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association and was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings or which was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings.

2. Information obtained by an association in connection with the approval of the lease, sale, or other transfer of a parcel.

3. Disciplinary, health, insurance, and personnel records of the association's employees.

4. Medical records of parcel owners or community residents.

(d) The association or its authorized agent is not required to provide a prospective purchaser or lienholder with information about the residential subdivision or the association other than information or documents required by this chapter to be made available or disclosed. The association or its authorized agent may charge a reasonable fee to the prospective purchaser or lienholder or the current parcel owner or member for providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that required by law, if the fee does not exceed \$150 plus the reasonable cost of photocopying and any attorney's fees incurred by the association in connection with the response.

Section 4. Financial Reporting.--Within ninety (90) days after the end of the fiscal year, or annually on the date provided in the bylaws, the association shall prepare and complete, or contract with a third party for the preparation and completion of, a financial report for the preceding fiscal year. Within twenty-one (21) days after the final financial report is completed by the association or received from the third party, but not later than one hundred twenty (120) days after the end of the fiscal year or other date as provided in the bylaws, the association shall, within the time limits set forth in subsection five (5), provide each member with a copy of the annual financial report or a written notice that a copy of the financial report is available upon request at no charge to the member.

Upon written request of any Director, the Corporation shall mail to such Director a copy of the most recent balance sheet and operating statement.

The balance sheet and operating statement shall be filed in the Registered Office of the Corporation in this State, shall be kept for at least seven (7) years, and shall be subject in inspection during business hours by any Director, in person or by agent.

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ARTICLE VI: Corporate Seal

The Board of Directors shall provide a Corporate Seal which shall be circular in form and shall have inscribed thereon the following: WATERFORD PROPERTY OWNERS ASSOCIATION, INC., Incorporated 1984, a Corporation Not for Profit.

ARTICLE VII: Amendment

These Bylaws may be repealed or amended, and new Bylaws may be adopted, by the affirmative vote of two-thirds of the voting interests of the association..

ADOPTION OF BYLAWS

Adopted by the Board of Directors by resolution and vote of all of the Board of Directors on the _____ day of _____, 2009 , at Hillsborough County, Florida.

Signatures:

_____ Leo F Judge – President	_____ John Hamm – Vice President	_____ Jennifer Miller -- Secretary
_____ Frank Bragg – Treasurer	_____ Sharon Nelson -- Director	

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(a Corporation not for profit)

EXHIBIT "A"

BEGINNING at the Southwest corner of the Northeast Quarter (NE¹/₄) of SECTION 23, TOWNSHIP 30 South, RANGE 20 East, Hillsborough County, Florida, thence run North 01°2'25" East along the West boundary of the South Half (S¹/₂) of the Northeast corner of the South Half (S¹/₂) of the Northeast Quarter (NE¹/₄) of said SECTION 23, thence run South 89°52'16" East along the North boundary of the South Half (S¹/₂) of the Northeast Quarter (NE¹/₄) of said SECTION 23 to its intersection with the South waters edge of the Alafia River, thence along the South waters edge of the Alafia River to its intersection with the West right-of-way line of Bell Shoals Road, thence South 00°00'57" West along said right-of-way to the South boundary of the FLORIDA D.O.T. drainage Easement recorded in O.R. Book 2216, Page 516, thence along said right-of-way the following three calls, South 89°59'03" East 35.00 feet, thence South 00°00'57" West 550.00 feet, thence South 05°41'41" East, 166.64 feet to the North boundary of a 160 feet TAMPA ELECTRIC CO. Easement, recorded in DB 1811-123 thence run North 89°59'29" West, along the North boundary of said TAMPA ELECTRIC CO. Easement, a distance of 2,628.20 feet to the West boundary of the North Half (N¹/₂) of the Southeast Quarter (SE¹/₄) of said SECTION 23, thence run North 00°44'03" West along the boundary of the North Half (N¹/₂) of the Southeast Quarter (SE¹/₄) of said SECTION 23, a distance of 779.96 feet to the Point of Beginning, Hillsborough County, Florida; also known as Waterford on the Alafia, according to map or plat thereof as recorded in Plat Book 56, Page 62, of the Public Records of Hillsborough County, Florida.