

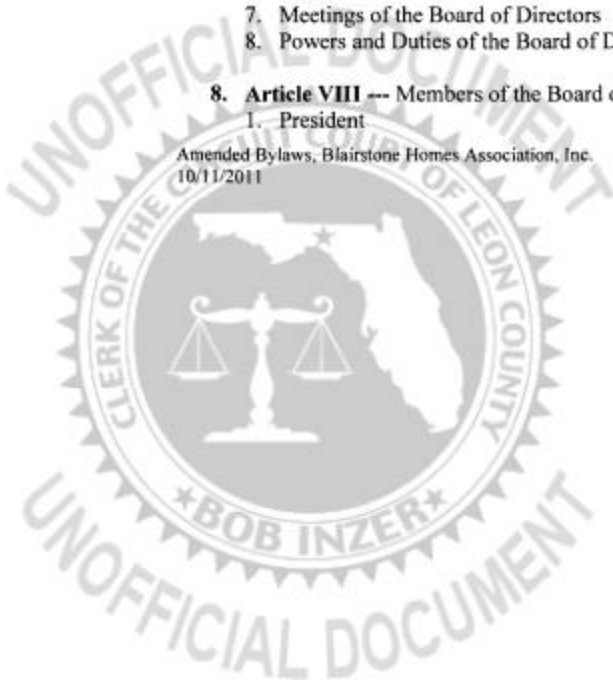
**AMENDED BYLAWS**  
**BLAIRSTONE HOMES ASSOCIATION, INC.**  
**A CORPORATION NOT FOR PROFIT**

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## ARTICLE I THE ORGANIZATION

### Section 1. Name

The name of the corporation is BLAIRSTONE HOMES ASSOCIATION, INC.

### Section 2. Governing Documents

The governing documents of the Association are the Restated Articles of Incorporation (Articles), which are on file in the office of the Secretary of State of Florida; the Amended Declaration of Restrictions (Restrictions), which is recorded in the Official Records of Leon County, Florida; these Amended Bylaws; and the Rules and Regulations of the Association.

### Section 3. Office

The principal office of the Association is P.O. Box 14436, Tallahassee, FL 32317 or any other location designated by the Board of Directors

## ARTICLE II DEFINITIONS

**Section 1. "Articles"** shall refer to the Restated Articles of Incorporation filed for the corporation with the Florida Secretary of State's office.

**Section 2. "Association"** shall mean and refer to the BLAIRSTONE HOMES ASSOCIATION, Inc., a corporation not for profit organized and existing under the laws of the State of Florida.

**Section 3. "Board"** shall refer to the elected Board of Directors.

**Section 4. "By-laws"** shall refer to Amended By-Laws of the Association.

**Section 5. "Common Areas"** means all shared and deeded properties which the homeowners, as individuals, own a portion thereof.

**Section 6. "Declaration"** shall refer to the Amended Declaration of Covenants and Restrictions of the Association as may be amended from time to time.

**Section 7. "Individual Parcel(s)"** refers to all individually deeded properties and excludes "Common Areas."

**Section 8. "Member"** shall refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Property, including contract sellers, but excluding those:

(A) having such interest merely as a security for the performance of an obligation;

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(B) those mortgagees acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument.

**Section 9. "The Property"** shall mean the residence, lots and easement areas within that certain tract of property known as "Blairstone Homes" as delineated in Schedule A as recorded, or to be recorded, in the Office of the Clerk of Circuit Court of Leon County, Florida.

**Section 10. "Rules"** shall refer to the Rules and Regulations of the Association.

### **ARTICLE III ASSOCIATION PURPOSES AND POWERS**

The Association has been organized for the following purposes:

(A) to promote the health, safety and welfare of the residents within the Property;

(B) to own, acquire, build, operate and maintain the common areas;

(C) to fix, levy, collect and enforce payment, by any lawful means, all charges or assessments made against individual parcels pursuant to the terms of the Amended Declaration of Restrictions;

(D) to pay all expenses in connection with and incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property;

(E) to enforce any and all covenants, restrictions and agreements applicable to the Property;

### **ARTICLE IV MEMBERSHIP**

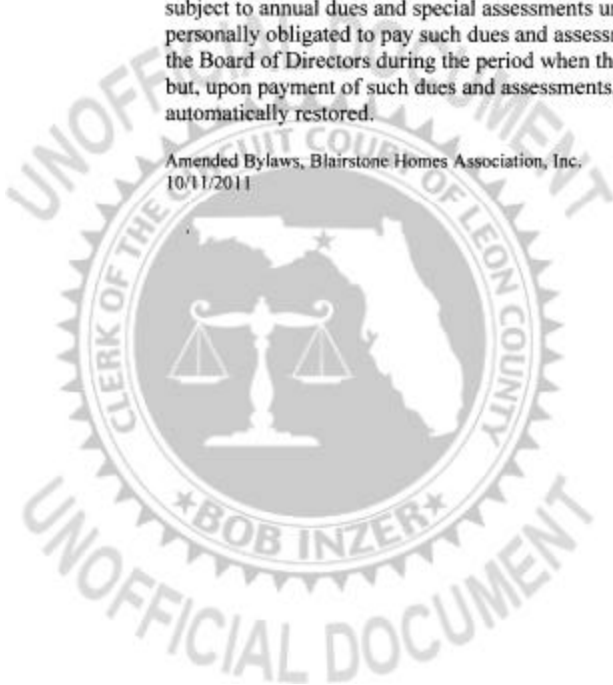
#### **Section 1. Membership.**

(A) Every person or entity who is the record owner of a fee or undivided fee interest in any Individual Parcel that is subject by covenants of record to annual dues and special assessments by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument.

(B) The membership rights of any person whose interest in the Property is subject to annual dues and special assessments under Article V(A), whether or not he be personally obligated to pay such dues and assessments, may be suspended by action of the Board of Directors during the period when the dues and assessments remain unpaid, but, upon payment of such dues and assessments, his rights and privileges shall be automatically restored.

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(C) The Association, each member and a member's tenants and invites must comply with applicable provisions of laws, rules and regulations set forth in or authorized and issued under the authority of the governing documents (See Article I, Section 2). Legal actions to redress alleged failure or refusal to comply with these provisions may be brought by the Association or any member or members pursuant to Section 720.305, Florida Statutes. The Board of Directors may in its discretion suspend the rights of any member or resident for violation of the above-mentioned provisions for a period not to exceed thirty (30) days under the conditions set forth in said statute.

## **Section 2. Voting Rights and Proxies**

(A) The Association shall have one class of voting membership. Each member may vote in person or by proxy.

(B) All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of thirty (30) days, and a proxy shall automatically cease upon sale of a member's unit.

(C) Any member not attending may vote at any annual or special meeting of the membership by giving to an attending member a signed and dated proxy, which shall state the date, time, and place of the matters at such meeting or may limit its authority in any way. A member giving a proxy may instruct the member receiving it as to how to vote on any agenda item.

## **Section 3. Meetings of Members**

(A) An annual meeting of the members shall be held on the first Sunday of November in each year at a time set by the Board of Directors.

(B) Special meetings of the members may be called for any purpose and at any time. Special meetings may be called by the Board, or by at least ten percent (10%) of the total voting interest of the Association. Special meeting business is strictly limited to that described in the notice of the meeting.

(C) Members shall provide their home address and contact information to the Secretary for the purpose of notifying Members of annual and special meetings.

(D) Notice of any Membership meetings of the Association shall be mailed with postage paid, delivered, or electronically transmitted to the Members not less than fourteen (14) days prior to the meeting, and an affidavit executed by the person providing the notice shall be filed with the records of the Association as evidence that the notice was given as required. The notice of meeting shall also be posted on the outside of the clubhouse main entrance door not less than fourteen (14) days prior to the meeting. The notice shall contain the date, time, and place at which the meeting will be held and include a description of the purpose or purposes for which the meeting has been called.



(E) The presence at the meeting of members and proxies entitled to cast 51% of the eligible votes shall constitute a quorum for any action governed by these Bylaws.

#### ARTICLE V ASSESSMENTS

(A) The rights of membership are subject to the payment of annual dues and special assessments levied by the Association. The obligation of such dues and assessments is imposed against each owner of, and becomes a lien upon, the property against which such dues and assessments are made, as provided by Paragraph 4(k) of the Amended Declaration of Restrictions to which the Property is subject, as recorded in the Official Records of Leon County, Florida. Paragraph 5(k) provides:

Each Unit owner, by purchasing a Unit and the Lot individual parcel upon which it is situate, covenants and agrees to become a member in good standing of the Association and abide by all provisions, rules, regulations, charter and Bylaws of the Association, including any provision for placing a lien against his Unit to secure payment of dues and assessments to the Association and the personal liability of the Unit owner to pay such dues and assessments.

The lien against any Unit as provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the properties subject to assessment. The subordination shall not relieve such property from liability for any assessments now or hereafter due and payable, but the lien thereby created shall be secondary and subordinate to any first mortgage as if said lien were a second mortgage, irrespective of when such first mortgage was executed and recorded.

(B) Any change in annual dues or levying of a special assessment must be ratified by the membership at an annual or special meeting. The change in dues or levying of assessment shall take effect on the first of the month following ratification by the membership, provided that any member may have a period of time over which to pay a special assessment in equal monthly installments without interest, such period to be recommended by the Board of Directors and ratified or modified or rejected by the membership. Each special assessment must be for one specific purpose that is described in the notices of the meeting of the Board of Directors and of the annual or special meeting of the membership. Two or more special assessments may be acted on, however, at a meeting of the Board or membership and, if so, shall be included in the notices of the meeting.

#### ARTICLE VI PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT OF COMMON AREAS

(A) Each member shall be entitled to the use and enjoyment of the Common Areas and facilities. These rights and privileges and the Association's authority to suspend them are detailed by Florida Statutes and Regulations and in the Association's governing documents, which include the Articles, By-laws, Declaration and Rules.

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(B) Any member may delegate the rights of use and enjoyment in the Common Areas and facilities to family members who reside upon the Property or to any tenants who reside thereon under a leasehold interest; provided, however, that such members shall notify the Secretary in writing of the name of any person residing thereon under a leasehold interest. The rights and privileges of family members and leaseholders are actionable or subject to suspension under Article IV, Section C to the same extent as those of the members.

(C) Legal actions to redress alleged failure or refusal to comply with these provisions may be brought by the Association, the members, or others provided for in Florida Statutes.

## **ARTICLE VII BOARD OF DIRECTORS**

### **Section 1. Composition**

The Board of Directors shall be composed of five (5) persons elected by the members of the Association as provided for in Article VII, Section 5. Only members of the Association shall serve on the Board. The five persons will be directly elected to the positions of President, Vice President, Secretary, Treasurer, and Maintenance Director.

### **Section 2. Term of Service**

Each director shall serve for two years on a staggered basis. Elections for President and Secretary will take place at the annual meetings in the even-numbered years. Elections for Vice President, Treasurer, and Maintenance Director will take place at the annual meetings in the odd-numbered years. Each term will run from January 1 to December 31 two years later.

### **Section 3. Vacancies**

If any position becomes vacant prior to expiration of the current term, the Board shall appoint a member to fill the remainder of that term.

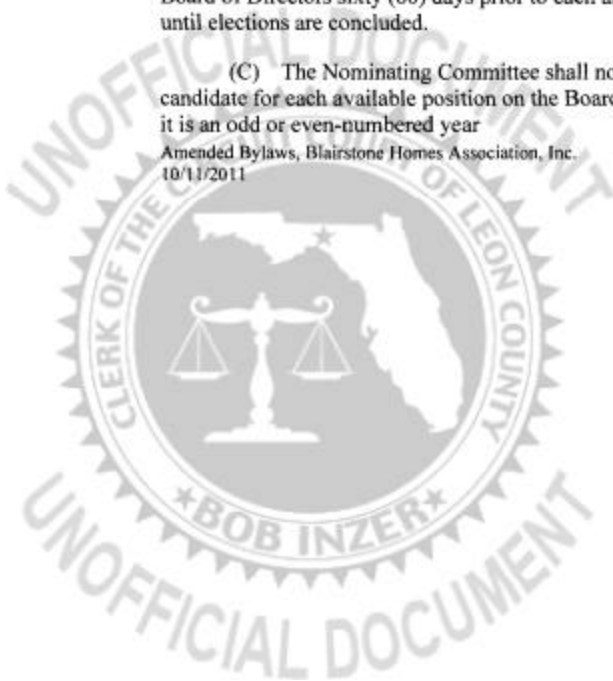
### **Section 4. Nominations**

(A) Nominations for election to the Board of Directors shall be made by a Nominating Committee, which shall be one of three standing committees of the Association.

(B) The Nominating Committee shall consist of the Vice President and two other members of the Association. The Nominating Committee shall be appointed by the Board of Directors sixty (60) days prior to each annual meeting of the members to serve until elections are concluded.

(C) The Nominating Committee shall nominate from the membership a candidate for each available position on the Board of Directors, depending upon whether it is an odd or even-numbered year.

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(D) The Nominating Committee shall submit its report to the Secretary at least 21 days prior to the annual meeting and the Secretary shall include copies of the report in the annual meeting packet which shall be distributed to all members of the Association no later than 14 days prior to the annual meeting.

(E) Additional nominations may be made by the members from the floor during the annual meeting for any position on the Board.

#### **Section 5. Elections**

(A) The election of the Board of Directors shall be by written ballot at the annual meeting of the membership. Each member shall receive one ballot for each Individual Parcel. If a member holds proxies from other members, additional ballots equal to the number of proxies held shall be given to the proxy holder to vote.

(B) Each ballot shall contain all the nominations for every position to be filled on the board that year. The candidate receiving the highest number of votes for an office shall be elected. In the event of a tie vote for any office, there shall be an immediate runoff election.

(C) Balloting shall be supervised by the Nominating Committee. The Committee shall count ballots and report in writing to the President the results of balloting.

#### **Section 6. Removal**

(A) Any member of the Board of Directors may be removed from office with or without cause by a vote or agreement in writing of a majority of all of the voting interests of the Association.

(B) In the event that any member of the Board of Directors shall be absent from three (3) consecutive meetings of the Board of Directors, the Board may by action taken at the meeting during which said absence occurs, declare the office of said absent director to be vacant.

#### **Section 7. Meetings of the Board of Directors**

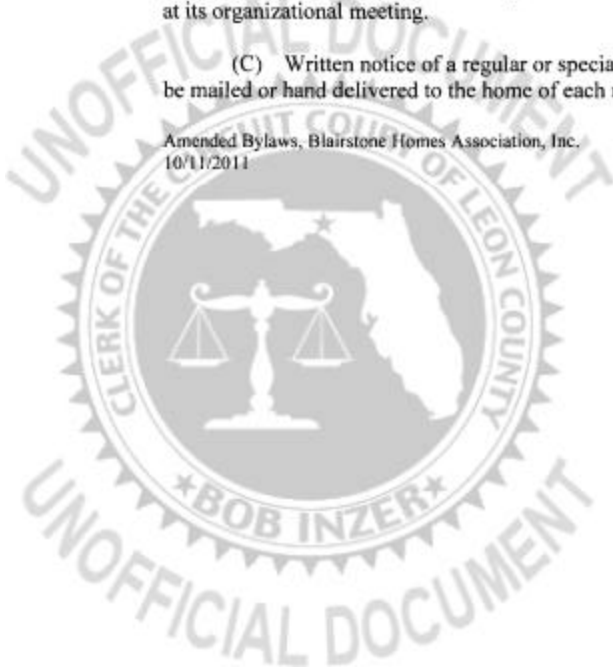
(A) Meetings of the Board of Directors shall be open to any member of the Association.

(B) An organizational meeting of the newly elected Board of Directors shall be held within the first fourteen (14) days of the new year following the adjournment of the annual meeting, and thereafter monthly at times, dates, and places selected by the Board at its organizational meeting.

(C) Written notice of a regular or special meeting of the Board of Directors must be mailed or hand delivered to the home of each member of Blairstone Homes

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Association at the address listed on the books of the Association so that it is received at least forty-eight (48) hours prior to the meeting, except in an emergency (see (F) below).

(D) A majority of the Board of Directors shall constitute a quorum.

(E) The transaction of any business at any meeting of the Board of Directors shall be valid if properly noticed and a quorum is present, or if a quorum is present and the meeting is declared by the Board of Directors to be an emergency meeting as provided for in Section 7 (F) of this Article.

(F) In the event of an emergency, a special meeting of the Board of Directors may be called by any Director. An emergency meeting may be held as soon as a quorum can be assembled.

#### **Section 8. Powers and Duties of the Board of Directors**

The Board of Directors shall have the following powers and duties:

(A) To have a fiduciary relationship to the members.

(B) To appoint and remove all agents and employees of the Association, prescribe their duties, fix their compensation within the limitations of the budget established by the members, require of them such security or fidelity bond as it may deem expedient, and supervise all officers, agents and employees of the Association to see that their duties are properly performed.

(C) To establish, levy, and collect the annual dues and special assessments referred to in Article V and keep the appropriate records thereof. Any change in annual dues or levying of special assessments must be ratified by the membership at an annual or special meeting. The change in dues or levying of assessment shall take effect on the first of the month following ratification by the membership, provided that any member may have a period of time over which to pay a special assessment in equal monthly installments without interest, such period to be recommended by the Board of Directors and ratified by the membership. Each special assessment must be for one specific purpose that is described in the notice of meeting for the annual or special meeting of the membership. Two or more special assessments may be acted on, however, at a meeting of the membership.

(D) To adopt and publish rules and regulations, consistent with the recorded Declaration of Restrictions, governing the use of the Common Areas and facilities and the personal conduct of the members and their guests thereon. Any such rule or regulation may be rescinded consistent with the recorded Declaration of Restrictions by a majority vote of the members present at any annual or special meeting, and shall not be effective until after such meeting.



(E) To cause a complete record to be kept of all of its acts and corporate affairs and to present a statement thereof to the members at their annual meeting or at any special meeting called for the purpose.

(F) To exercise for the Association, in accordance with the provisions of these Bylaws, all powers, duties and authority vested in or delegated to the Association, except those reserved to the members.

(G) To purchase and contract for goods and services, provided that expenditures therefore fall within the approved budget of the Association.

(H) To direct the Treasurer to make all necessary and proper expenditures under the approved annual budget of the Association and under the contracts referred to in Section (G) of this Article.

(I) To be alert to and watch out for hazards and potential hazards to life and property on the Common Areas, and to seek expeditiously to remove all such hazards that are known to the Board or to a member of the Board.

(J) To call special meetings of the members whenever it deems necessary.

(K) To hear and vote upon recommendations from the Architectural Control Committee.

(L) To receive complaints, requests, or recommendations from members on any matter involving Association functions duties, and activities, and to handle them with civility and timeliness.

#### **ARTICLE VIII MEMBERS OF THE BOARD OF DIRECTORS AND THEIR INDIVIDUAL DUTIES**

##### **Section 1. President**

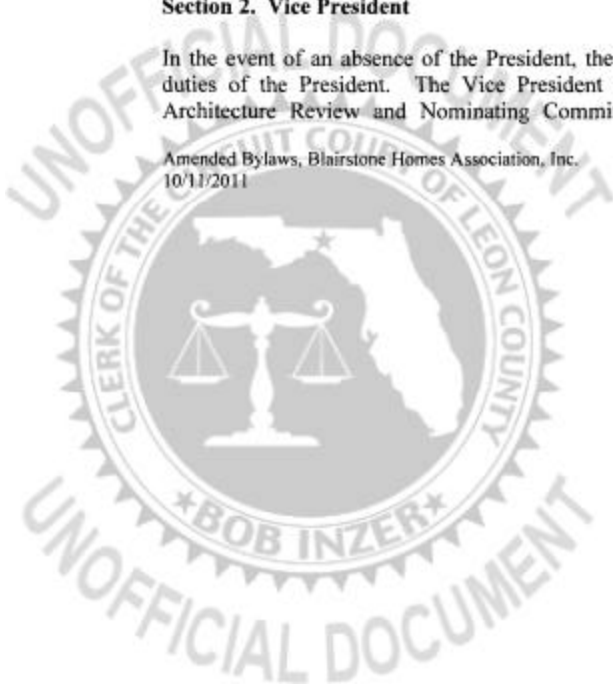
The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out, and shall sign all notes, leases, mortgages, deeds, contracts, and other written instruments for the provision of services for the Association. The President shall be responsible for obtaining the proper insurance for the Association and the Board of Directors. The President shall also prepare the annual budget with the assistance of the Treasurer, the annual meeting package, and preside over the annual meeting.

##### **Section 2. Vice President**

In the event of an absence of the President, the Vice President shall perform all of the duties of the President. The Vice President shall also serve as chairperson of the Architecture Review and Nominating Committees, and organize Association social

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events as directed by the Board of Directors. The Vice President shall also assist in the preparation of the annual meeting package.

### **Section 3. Secretary**

The Secretary shall keep the minutes and record the votes of each Member at all Board meetings, keep a record of the proceedings at all meetings of the membership, and prepare written reports of such for approval by the appropriate groups at the next Board meeting. The Secretary shall attest, when necessary, to all notes, leases, mortgages, deeds, contracts, and other written instruments executed by the President on behalf of the Association. The Secretary shall keep a roster of the membership, send a welcome letter to new Members asking for the necessary contact information, and make the appropriate changes to the roster. The Secretary shall be responsible for the copying and distribution of the annual meeting packets by placing a packet in each mailbox of the on-site Members and mailing a packet to those Members who reside offsite. The Secretary shall also publish and distribute a monthly newsletter to the Members in a similar manner.

### **Section 4. Treasurer**

The Treasurer shall keep and deposit in appropriate bank accounts all funds of the Association. The Treasurer shall sign all bank drafts and co-sign notes for the Association. In the absence of the Treasurer, the President may sign bank drafts.

The Treasurer shall keep proper books of account and shall prepare, as soon as possible after the end of each month, a monthly financial report of homeowners' dues, receipts, expenditures and cash balance for the month just ended and calendar year to date through that month. This report for the month prior to the month in which the annual meeting is held will be distributed to the membership prior to the annual meeting, if possible, or otherwise at the annual meeting.

The Treasurer, together with the President, shall prepare for the forthcoming calendar year a proposed annual budget for the Association, to be reviewed, possibly modified, and adopted by the Board of Directors prior to the annual meeting, and by the membership at the annual meeting. The Treasurer shall prepare an annual financial report of the Association within sixty (60) days following the close of the calendar year. Within ten (10) days after the end of the 60 day period, the Board of Directors shall furnish to each member of the Association either a copy of the annual financial report or a written notice that the report is available upon request at no charge. Annual financial reports shall be prepared in accordance with the provisions of Florida Statute Section 720.303(7). The Treasurer shall keep the Association books by calendar year.

If the proposed annual budget is not approved at the annual meeting or subsequent special meeting of the members noticed for that purpose, the budget of the Association for the prior calendar year will continue in effect in lieu of the proposed budget that has not been adopted by the members.



**Section 5. Maintenance Director**

The Maintenance Director shall organize and chair the Maintenance Committee and, together, they will be responsible for all operations of the pool, tennis court, and clubhouse. The Maintenance Director will enforce the provisions of the grounds care contract and organize, with the assistance of the Maintenance Committee, all Association volunteer work days.

**ARTICLE IX COMMITTEES****Section 1. Standing Committees**

The standing committees of the Association shall be:

- (A) The Nominating Committee
- (B) The Maintenance and Grounds Committee
- (C) The Architecture Control Committee

Unless otherwise provided in these Bylaws, each committee shall consist of a minimum of two (2) members of which one is a member of the Board of Directors.

**Section 2. Nominating Committee**

The Nominating Committee shall have the duties and functions described in Article VII, Section 4.

**Section 3. Maintenance and Grounds Committee**

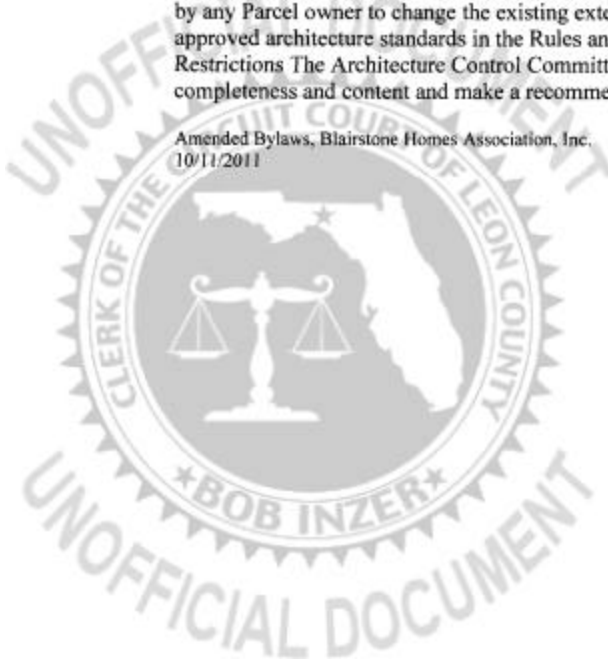
The Maintenance and Grounds Committee shall be composed of three members. The chairman of the Maintenance and Grounds Committee shall be the Maintenance Director. The Maintenance and Grounds Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair, or improvement of the Common Areas and facilities of the Association, and shall perform such other functions as the Board, at its discretion, may determine. The Maintenance and Grounds Committee will perform any general maintenance of the Common Areas not covered under any contracts. These tasks will be accomplished either by the Maintenance and Grounds Committee members themselves, or through Association volunteer work days.

**Section 4 Architecture Control Committee**

The Architecture Control Committee shall consider for approval any proposal in writing by any Parcel owner to change the existing exterior of their building outside the current approved architecture standards in the Rules and Regulations and/or the Declaration of Restrictions. The Architecture Control Committee shall review written proposals for completeness and content and make a recommendation to the Board of Directors. The

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Architecture Control Committee shall watch for any proposals, programs, or activities that may adversely affect the residential value of the Property, and shall advise the Board of Directors regarding Association action on such matters. The Architecture Control Committee shall conduct semi-annual exterior inspections of all Individual Parcels and prepare a written report for review by the Board of Directors.

#### **Section 5. General Duties and Functions**

It shall be the general duty of each committee to receive complaints, requests, or recommendations from Members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate, or refer them to such other committee, director, or officer of the Association as is further concerned with the matter presented.

#### **ARTICLE X BOOKS AND PAPERS**

(A) The books, records, contracts and papers of the Association shall at all times, during reasonable business hours, be subject to inspection and copying by any member. Access must be provided within ten (10) business days of a written request from a member or the Board will be subject to paying actual damages or, beginning with the eleventh day from receipt of the request, minimum damages of \$50.00 per calendar day up to ten (10) day.

(B) The books may be audited at any time at the discretion of the Board of Directors or the majority of the Membership.

#### **ARTICLE XI AMENDMENTS**

A) These Bylaws may be amended at any annual or special meeting of the members by a vote of a majority of the members present in person or by proxy, provided that a quorum is present at the time of the vote, and provided that those provisions of the Bylaws that are governed by the Articles of incorporation may not be amended except as provided in the Articles of Incorporation or applicable law; provided further that any matter stated herein to be or that is in fact governed by the Declaration of Restrictions applicable to the Property may not be amended except as provided in such Restrictions.

B) In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control. In the case of any conflict between the Declaration of Restrictions applicable to the Property and these Bylaws, the Restriction shall control.

C) These Bylaws shall be governed by Florida law.



This certificate is executed in Tallahassee, Leon County, Florida, this 14<sup>th</sup> day of October, 2011.

STATE OF FLORIDA, COUNTY OF LEON

Before me personally appeared Elizabeth Willard Willis, the PRESIDENT, of Blairstone Homes Association, Inc. of Tallahassee, Florida, to me well known to be the individual and officer described herein and who executed the foregoing instrument and who *valid FL DL* acknowledged the execution thereof to be their own free act and deed as such an officer duly authorized; and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal this 14<sup>th</sup> day of October, 2011

*Alfreda Coleman*, Notary Public, State of Florida  
Deputy Clerk

ALFREDA COLEMAN

Commission # \_\_\_\_\_



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THIS INSTRUMENT PREPARED BY AND  
TO BE RETURNED TO:  
RICHARD M. POWERS  
RICHARD M. POWERS, P.A.  
2104 DELTA WAY - SUITE 6  
TALLAHASSEE, FLORIDA 32303  
TELEPHONE: (850) 224-5596

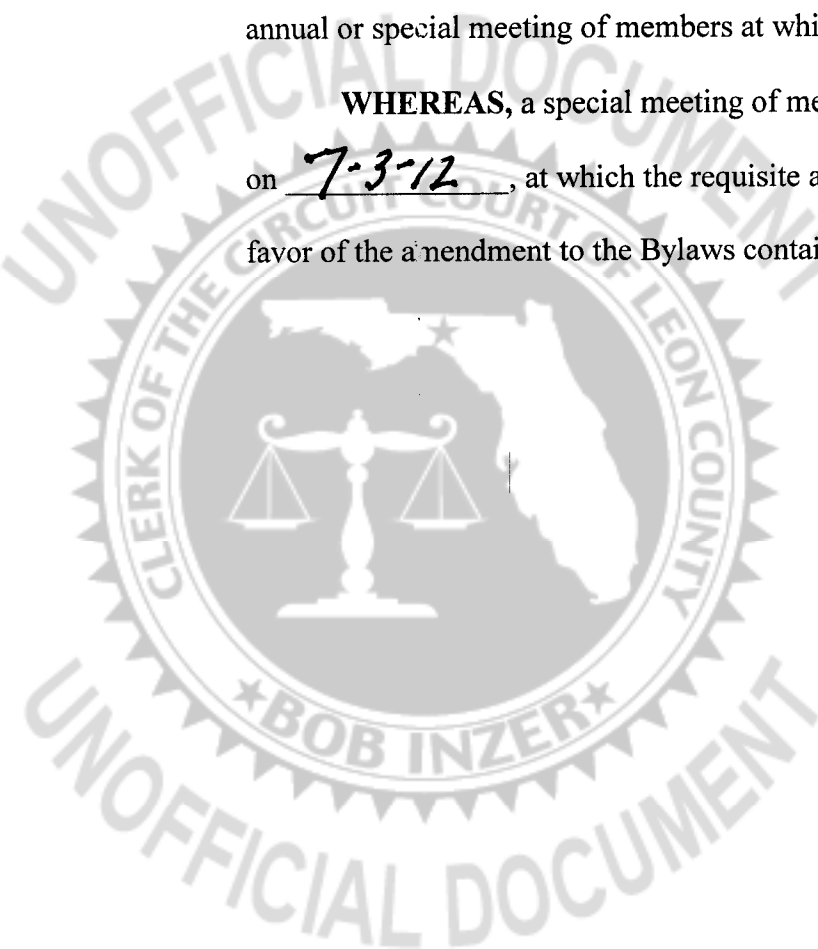
**AMENDMENT TO THE BYLAWS  
OF BLAIRSTONE HOMES ASSOCIATION, INC.  
TO PROVIDE FOR THE IMPOSITION OF FINES AND SUSPENSIONS**

**WHEREAS**, Blairstone Homes Association, Inc. is a Florida nonprofit corporation in good standing (hereinafter, the Association) with jurisdiction over the property described in the Amended Declaration of Restrictions recorded in O.R. Book 753, Page 181 of the Public Records of Leon County Florida ( hereinafter, the Property);

**WHEREAS**, the Association desires to amend its Bylaws to include provisions for the imposition of fines and suspensions for violation of community restrictions, covenants, bylaws, rules or regulations by members of the Association, their family members, their tenants, guests or invitees;

**WHEREAS**, under Article XVI of the Amended Bylaws of Blairstone Homes Association, Inc. recorded in O.R. Book 1925, Page 1055, of the Public Records of Leon County, Florida and under Article XI of the Amended Bylaws of Blairstone Homes Association, Inc. recorded in O.R. Book 4297, Page 968, of the Public Records of Leon County Florida the Association Bylaws may be amended from time to time by the affirmative vote of a majority of members in attendance in person or by proxy at an annual or special meeting of members at which a quorum is present; and

**WHEREAS**, a special meeting of members was duly noticed for and took place on 7-3-12, at which the requisite affirmative vote of members was recorded in favor of the amendment to the Bylaws contained herein,



**NOW, THEREFORE,** the Bylaws of the Association are amended to include the following provisions for the imposition of fines and suspensions:

**IMPOSITION OF FINES AND SUSPENSIONS**

(A) The Board of Directors of the Association shall appoint a committee of at least three (3) members of the Association who shall serve at the pleasure of the Board of Directors and who are not officers, directors or employees of the Association or the spouse, parent, brother, sister or child of an officer, director or employee to act as the Association's committee for the levy of fines and imposition of suspensions (hereinafter, the Fine and Suspension Committee).

(B) The Fine and Suspension Committee must give at least fourteen (14) days' written notice and an opportunity for a hearing to each person sought to be fined or suspended from the use of the common areas and facilities of the Association which includes a description of the violation(s), the proposed fine or suspension and a hearing date and time. This notice may be given by hand delivery or by first class U.S. mail which shall be effective upon the date of delivery or mailing, as the case may be.

(C) Upon the affirmative vote of a majority of the Fine and Suspension Committee after notice and hearing, a fine and/or a suspension may be imposed by said Committee as follows:

(1) A fine of up to \$100.00 per violation per day of a continuing violation;

(2) a fine in the aggregate of no more than \$1000.00, unless a greater aggregate fine is recommended by the Fine and Suspension Committee and subsequently approved by the Board of Directors, which approval does not require a formal Board of Directors meeting or notice to the members of the Association; and/or



(3) a suspension for a reasonable period of time of the right of the member, the member's family, tenant(s), guest(s) and invitee(s) to use the common areas or facilities of the Association.

(D) If the Fine and Suspension Committee imposes a fine or suspension, or both, it shall give written notice of such to the owner/member and, if applicable, to the tenant, guest or invitee of the owner/member.

(E) The owner/member shall be jointly and severally liable to the Association for any fine levied against a family member, tenant, guest or invitee of the owner/member which fine shall constitute an assessment, shall bear interest and shall be collectible as an assessment.

(F) Prior to the notice of the imposition of a fine or suspension as set forth in Paragraph D hereinabove, the Board of Directors may reduce or suspend the fine or period of suspension if done so within five (5) business days after notice of the imposition of the fine or suspension to the Board of Directors by the Fine and Suspension Committee. Such action by the Board may be taken without a formal meeting or notice to the members of the Association.

(G) To the extent that any future amendment of Chapter 720, Florida Statutes concerning the imposition of fines and suspensions permits greater fines or suspensions than enumerated herein, then, in that event, the provisions of this bylaw shall be automatically amended to include such new statutory provisions.

The undersigned Secretary of Blairstone Homes Association, Inc. hereby attests that this Bylaw was approved at a special meeting of the members on 7-3-12, at which the requisite affirmative vote of members was recorded in favor of its enactment.

BLAIRSTONE HOMES  
ASSOCIATION, INC.

Date: 7-6-12

By: Elizabeth Oredia Hamilton

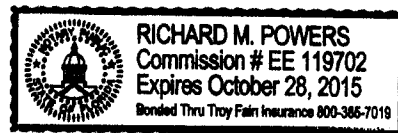
Printed Name: Elizabeth Oredia Hamilton  
Its: Secretary

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of July, 2012,  
by Elizabeth Oredia Hamilton, who: ☐ is personally known to me or ☒ produced  
Valid Florida DL as identification, and who is the Secretary of the  
corporation in whose name the foregoing instrument was executed.

[Signature]

Notary Public, State of Florida  
Notary Public's Stamp:



**AMENDMENT TO THE BYLAWS  
OF BLAIRSTONE HOMES ASSOCIATION, INC.  
TO PROVIDE FOR A CHANGE TO  
THE NUMBER OF PROXIES A MEMBER MAY HAVE**

WHEREAS, Blairstone Homes Association, Inc. is a Florida nonprofit corporation in good standing (hereinafter, the Association) with jurisdiction over the property described in the Amended Declaration of Restrictions recorded in O.R. Book 753, Page 18 of the Public Records of Leon County Florida (hereinafter, the Property);


WHEREAS, the Association desires to amend its Bylaws to include provisions to limit the number of proxies a member shall have.

WHEREAS, a special meeting of members was duly noticed for and took place on October 1, 2013, at which the requisite affirmative vote of members was recorded in favor of the amendment to the Bylaws contained herein,


NOW, THEREFORE, the Bylaws of the Associations are amended to include the following provision for the number of proxies a member shall have.

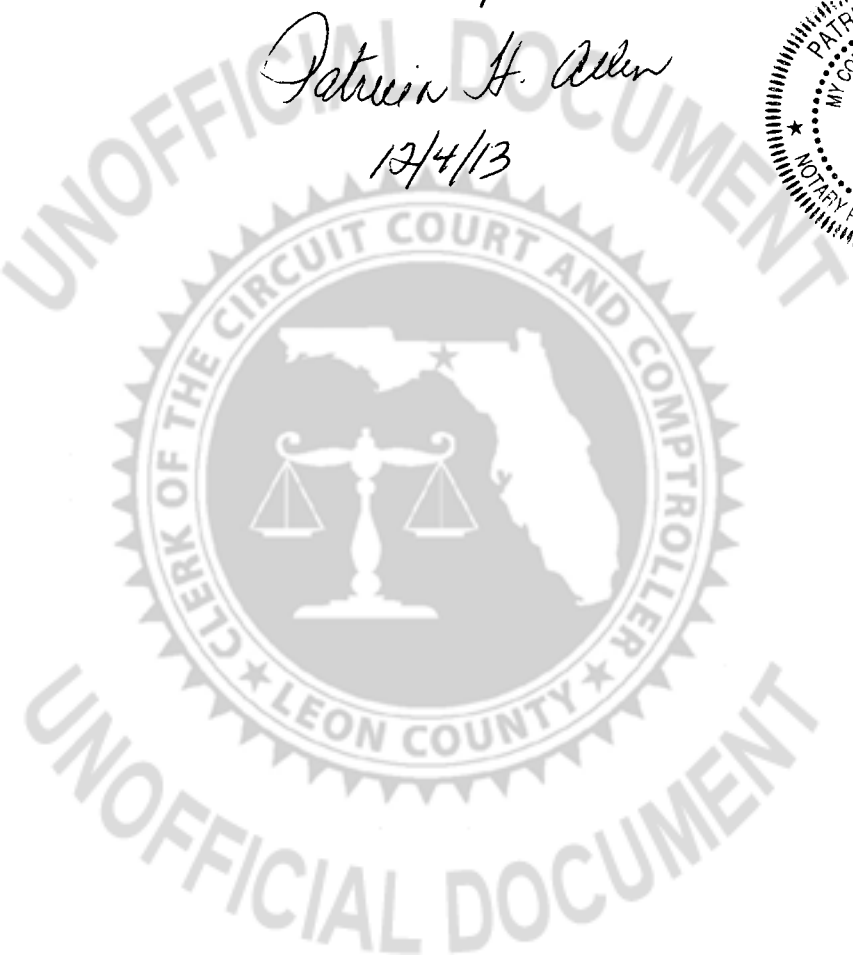
ARTICLE IV, Section 2(B): All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of thirty (30) days, and shall automatically cease upon sale of member's unit. No member shall have more than five (5) proxies for stated meeting.

  
Christine Prescott, President  
Blairstone Homes Association, Inc.

  
Brittany Butler, Secretary  
Blairstone Homes Association, Inc.

Document Prepared By;  
Chris Prescott  
2813 Blair Stone Ct  
Tallahassee, FL 32301  
DATED: 12/4/13

  
12/4/13





BLAIRSTONE HOMES ASSOCIATION, INC.  
RULES AND REGULATIONS

The following Rules and regulations are adopted by the Board of Directors of Blair Stone Homes Association, Inc. pursuant to the authority of Article VII section 8 (D), of the Amended By-Laws. The Rules and Regulations are intended to govern the use of Common Properties and facilities and the personal conduct of the members and their guests thereon.

Violation of these Rules and Regulations may result in suspension of membership rights and/or fines as determined by the Board of Directors.

The original set of Rules and Regulations was adopted by the Board on November 28, 1979, when homeowners first gained legal control of the complex. Amendments have been made by subsequent Boards, and have been superseded and replaced in their entirety with this current document after a Majority Vote at the December 15, 2014 Special Meeting.

1. Each individual unit owner is responsible for the maintenance of, and adherence to, the architectural guidelines as stated in the Declaration of Covenants and Restrictions.
2. Residents should keep garage doors closed.
3. Residents are urged to park their personal automobiles in their garages at all times when not in use. Overflow personal automobile parking should be in individual driveways and not in the Common Area guest parking spaces, which are intended for use by visitors only. No commercial vehicles of any kind may be parked in driveways or visitor spaces except on a temporary basis in association with work being done on an individual unit. Please see Article XXXIV in the Blairstone Homes Covenants and Restrictions for parking and storage bans on other types of vehicles. Parking of any vehicles on the grass anywhere on The Property is strictly prohibited. *(Amended March 2015)*
4. Vehicle maintenance may not be performed on The Property, any street, driveway or on any Individual Lot except in the garage. The result of any maintenance shall not emit loud noise for extended periods of time. Examples of such noises are, but not limited to, engine revving, backfiring, sanding, grinding and impact wrench sounds.

5. Unit owners, their families or guests, shall not operate or permit to be operated on The Property any motor-driven vehicle with a loud or defective muffler(s).
6. Home, portable, and vehicular audio devices shall be operated at a reasonable level while on The Property.
7. Residents shall not hang or display washing, clothing, bedcovers, linens or other like objects from windows or fences or in any yard space, courtyard, deck or balconies. Drying devices not higher than six (6) feet tall may be used within the rear fenced area.
8. Placing a flag or pennant on the garage, and putting up Christmas or other holiday decorations during the appropriate season are permitted. Excessive displays may be determined unsightly by a majority vote of the Board of Directors and shall be removed.
9. Firewood, compost, trash or personal property may not be kept or stored outside the fenced-in area of any unit.
10. All types of firearms including, but not limited to, shotguns, rifles and pistols, are prohibited from being used, displayed or carried on the common property. Firearms may be kept only inside the Unit. Hunting of any type, or discharge of any firearms, including pellet or BB guns, is prohibited anywhere inside the perimeter of the subdivision.
11. Bicycles, tricycles, toys and the like shall not remain unattended on, or in, the Common Properties, driveways, sidewalks or yards.
12. Barbecue grills are permitted on patios within the fenced-in area of each unit. They are not permitted on balconies, decks or in the Common Properties, including around the clubhouse, tennis court and pool area except for membership functions.
13. Pets of any kind may not wander or roam freely about the neighborhood and Common Areas. Owners of dogs shall walk them off the Property and shall immediately clean up after them on the Common Areas. The Board of Directors may, in its discretion, establish a reasonable limitation for the number of household pets allowable for each residence.
14. All garbage and trash left for pick-up shall be securely bound within vinyl bags, closed cardboard boxes or lidded garbage containers, and are to be placed on the roadway adjacent to the driveway of each unit. Garbage shall not be placed earlier

than the night before pickup and containers are to be removed as soon as possible after pick-up. Garbage and recycling containers are to be stored in the garage or the fenced in area of the Unit.

15. Water from any water faucet belonging to the Blairstone Homes Association may not be used to water any landscaping or grounds belonging to a Unit owner or for any other purpose such as vehicle washing or pressure washing fences.
16. Rules pertaining to use of the Clubhouse, Pool and Tennis court:
  - a. Use of the amenities is intended for Members and Member's guests only.
  - b. Use shall be on a first come, first serve basis.
  - c. Members must be current in dues and otherwise in good standing.
  - d. Climbing over or under the fences shall not be permitted.
17. Rules specifically pertaining to use of the Clubhouse:
  - a. Smoking is not permitted in the Clubhouse.
  - b. The clubhouse shall be used between the hours of 7:00 a.m. and 11:00 p.m.
  - c. Persons under the age of 18 must be chaperoned by an adult during the use of the facility.
  - d. In order to maintain the interior of the Clubhouse, a non-refundable amount of \$35.00 is required for each use. A refundable advance cleaning deposit of \$50.00 per date is required as well. The \$50 deposit will be returned upon satisfactory inspection by the Maintenance Director. Dates reserved are on a first come, first serve basis. The Maintenance Director reserves the right to limit the total number of reservations held if they feel the policy is being abused.
  - e. Residents using the clubhouse shall provide their own paper towels and bathroom tissue.
  - f. After use the deposit will be returned if the following conditions are met:
    1. The clubhouse must be ready for inspection and the key returned no later than 10:00 a.m. following the date of use, unless otherwise allowed by the Maintenance Director.
    2. All doors, including the inside bathrooms, must be locked.
    3. The following shall be satisfactory cleaned:

- i. Refrigerator, sink and counter top in kitchen. (Use a non-abrasive cleaner on sink to prevent scratching).
- ii. Sweep floor. Mop, if necessary to remove spills.
- iii. Wipe and dry tabletops.
- iv. Remove trash from premises and clean trash cans (Please note the city does not pick-up trash in front of the Clubhouse area).
- v. Turn off fans and lights, including the bathrooms and outside, re-set thermostat according to directions at the conclusion of use.

If the clubhouse is not in satisfactory condition upon inspection, the deposit will be retained by Blair Stone Homes Association, Inc. to defray the cost of cleaning and/or to make necessary repairs. In the event cleaning or damage exceeds the deposit amount, the additional amount will be charged to the Homeowner or resident. *(Amended January 2016)*

18. Rules specifically pertaining to use of the Pool:

- a. Use of the Pool shall be from Dawn until Dusk, everyday unless posted as “closed.”
- b. When using the pool furniture, a beach towel should be spread on the chairs or the chaise lounges, to avoid getting sun tan oil or sunscreen on these plastic covered pieces. When leaving the pool, leave the umbrella in the down position to prevent wind damage, and leave chaise lounges in an upright position and placed in an attractive pattern. Wipe off the chairs and lounges with a towel before leaving.
- c. Glass containers, pets, skateboards, inline skates or the like are prohibited.
- d. In addition to the above rules, all posted rules must be obeyed.

19. Rules specifically pertaining to use of the Tennis/Basketball court:

- a. Use of the Tennis/Basketball court shall be from 8:00 a.m. until 11:00 p.m.
- b. Glass containers, pets, skateboards, inline skates or the like are prohibited.



**Blairstone Homes Association, Inc.**

**RESIDENT LIST**

As of January 2016

<b>Owner</b>	<b>Unit</b>	<b>Address</b>	<b>Phone</b>
Ash, Patricia	13	2798, Blairstone Court	
<b>Berry, William &amp; Janet K.</b>	<b>31</b>	<b>2869 Blairstone Court</b>	
<b>Butler, Brittany</b>	<b>2</b>	<b>2980 Blairstone Court</b>	A (850) 545-8360
Casey, Sharron Kay	34	2963 Blairstone Court	
Cohen, Aaron	42	3128 Blairstone Court	
Cohen, David & Scharrieann	41	3096 Blairstone Court	
Collins, Anya B.	18	2738 Blairstone Court	A (850) 264-5534
Davis, Sara S.	10	2840 Blairstone Court	A (850) 671-1316
<b>Dee, Robert A.</b>	<b>8</b>	<b>2870 Blairstone Court</b>	
Elul, Charles	16	2762 Blairstone Court	
Fayemi, Ladapo & Temitayo	32	2883 Blairstone Court	
Gibson, Ed & Victoria	43	3146 Blairstone Court	A (850) 878-1431
Gillander, Robert & Meoldy	15	2774 Blairstone Court	A (850) 345-7128 or A (850) 345-7131
<b>Gonzalez, Manuel J</b>	<b>38</b>	<b>3036 Blairstone Court</b>	
Hamilton, Clark & Oredia	25	2779 Blairstone Court	A (850) 656-8495 or A (850) 321-0145
Henry, Renee	35	2981 Blairstone Court	A (850) 878-2563
Hinkle, Jon & Dottie	23	2747 Blairstone Court	A (850) 574-2390
Joyce, Dale & Connie	3	2964 Blairstone Court	A (850) 402-0088
Knight, Marjorie	24	2763 Blairstone Court	A (850) 942-4705
Lewis, Olivia	1	2996 Blairstone Court	
MacDonell, Nancy C.	39	3054 Blairstone Court	A (850) 878-9068
Mackenzie, Kenneth J.	36	2995 Blairstone Court	A (850) 459-6790
McBride, Thomas J.	33	2897 Blairstone Court	A (850) 591-5532
Mitchell, Anabel P. (Trust)	19	2726 Blairstone Court	
<b>North Florida Homes Rentals</b>	<b>37</b>	<b>3018 Blairstone Court</b>	
Oti, Lawson & Mary	7	2900 Blairstone Court	
Perkins, Janice	11	2826 Blairstone Court	
Prescott, Christine	27	2813 Blairstone Court	A (850) 877-7300
Prothero Estate	9	2856 Blairstone Court	
Pulice, Glynis L. M.	28	2827 Blairstone Court	
Reddick, Arthur	30	2855 Blairstone Court	
Roberts, Sandi	22	2733 Blairstone Court	A (850) 878-2677
Ryder, Joan	21	2715 Blairstone Court	A (850) 878-2027
<b>Slavin, Charles &amp; Gale</b>	<b>26</b>	<b>2795 Blairstone Court</b>	
Sobers, Louis D. Jr.	20	2716 Blairstone Court	
Stancliffe, Alan	4	2948 Blairstone Court	A (850) 933-5522
Strickland, Bettye J.	5	2932 Blairstone Court	A (850) 878-4774
Studley, Todd	6	2916 Blairstone Court	
Swerczek, Jerry & Jan	17	2750 Blairstone Court	A (850) 656-8462
<b>Tucker, David &amp; Lori</b>	<b>14</b>	<b>2786 Blairstone Court</b>	
<b>Tucker, David &amp; Lori</b>	<b>29</b>	<b>2841 Blairstone Court</b>	
<b>Williams, Harriet &amp; Thornton</b>	<b>12</b>	<b>2814 Blairstone Court</b>	
Willis, Elizabeth O.	44	3160 Blairstone Court	A (850) 877-0082
Winslow, Rosemary	40	3072 Blairstone Court	A (850) 878-7659

**Rental Units are bolded. The owners' information is listed**

**The "A" beside the phone number shows the Association has authorization on file.**



# Site Plan of Blairstone Homes, Tallahassee, Florida

Here's the configuration of residents as of February 1, 2013

