

BYLAWS

as amended February 19, 2026

Lakeland Junction Homeowners Association, Inc.

ARTICLE I

NAME, REGISTERED OFFICE AND REGISTERED AGENT

Section 1. **NAME.** The name of the not-for-profit corporation (hereinafter referred to as the "Association") is **LAKELAND JUNCTION HOMEOWNERS ASSOCIATION, INC.**

Section 2. **REGISTERED OFFICE AND REGISTERED AGENT.** The Registered Agent and Registered Office is as set forth in the records of the Secretary of State, of the State of Florida.

ARTICLE II **POWERS**

Section 1. **POWERS.** The directors for this Association and operation of the Association itself shall be governed by the bylaws.

ARTICLE III **MEMBERSHIP**

Section 1. **MEMBERSHIP.**

- a. **Eligibility.** All homeowners in Lakeland Junction are eligible for membership in the Association with the right of one vote per household and shall enjoy all membership sponsored functions upon payment of dues. A "member in good standing" is a member who is current in the payment of all dues to the Association.
- b. **Annual Dues.** The amount or increase in the annual dues structure shall be determined by the Board of Directors and approved by the majority of the members present. In those cases where more than one person is shown as an owner of a home on a certificate of title or other evidence of ownership, then each individual may be a member.

Section 2. **TERMINATION OF MEMBERSHIP.**

- a. Membership shall automatically terminate when a member no longer owns a unit in Lakeland Junction.
- b. Membership shall automatically terminate when a member fails to pay membership dues on or before the record date established pursuant to Article IV, Section 11, hereof.
- c. Any member who creates or contributes to disharmony or an adverse atmosphere within the Association shall be subject to termination of their membership upon a majority vote of the Board of Directors. Such termination of membership of a member of a household shall terminate the membership of other members of the same household. The termination of membership under the

provisions of this subsection will be presented to the next regular meeting of the membership and will require a majority of the members present to vacate the suspension and restore the member as a member in good standing.

ARTICLE IV **MEMBERSHIP MEETINGS**

Section 1. **PLACE OF MEETINGS.** Meetings of the membership shall be held at the office of the Association, the park Clubhouse, or recreation hall or at any other place within the State of Florida that the Board of Directors or members may from time to time elect.

Section 2. **ANNUAL MEETING.** The annual meeting of the Association members will be held on the third (3rd) Thursday of December when the election of officers and directors and other business shall be transacted. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the noticed hour on the first day following that is not a legal holiday.

Section 3. **REGULAR MEETINGS:** Regular meetings of the members of the Homeowners Association will be held at 7:00 on the third (3rd) Thursday of each month except May, June, July, August and September.

Section 4. **SPECIAL MEETINGS.** Special meetings of the members may be called at any time by the President or by the majority of the Board of Directors, or upon written request of fifty-one percent (51%) of the members. Meetings requested by the members of the Association will be promptly called by the President and/or Board of Directors for a date not less than fourteen (14) days nor more than thirty (30) days after the request, unless the members requesting the meeting designated a later date. The secretary will issue a call for the meeting. The members at a special meeting can only transact business that is related to the purpose stated in the notice of the special meeting.

Section 5. **NOTICE OF MEETINGS.** Written notice of meetings are as follows:

- A.** Annual. Regular and Special Meetings. Notices will be posted in advance of the meeting, as follows:
 - a.** 48-hours notice with agenda for Board or Committee meetings shall be posted on Clubhouse bulletin board and on the LJHOA website;
 - b.** Shall be mailed, delivered, or electronically transmitted to all members, and
 - c.** The schedule of all regular meetings and Board meetings for the year will be posted annually on the Clubhouse bulletin board and on the LJHOA website.

Section 6. **PROXIES.** Members entitled to vote must vote in person. Proxies are not allowed.

Section 7. **QUORUM.** The presence in person of 10% of the membership shall constitute a quorum at member meetings. Decisions shall be made by a majority of members at a meeting at which a quorum is present, and the affirmative vote of those members present and entitled to vote shall be the act of the Association. At a duly organized meeting, members present can continue to do business until adjournment even though enough members had withdrawn to leave less than a quorum.

Section 8. **CONDUCT.** All meetings of the Association and its committees shall be conducted in accordance with Roberts Rules of Order and the Bylaws of the Association. Unless authorized by the President, only members in good standing may address the chair.

Section 9. **MINUTES.** Minutes of all meetings of the members of the Association, the Board of Directors and a committee must be maintained in written form and approved by the members, board or committee, as applicable, and be available for inspection by members ~~or their authorized representatives~~ and Board of members at reasonable times.

: -, Section 10. **ADJOURNMENTS.** Any meeting of members may be adjourned. Notice of the adjourned meeting or of the business to be transacted there, other than by announcement at the meeting at which the adjournment is taken shall not be necessary. If however, after the adjournment the board fixes a new record date for the adjourned meeting, a notice of the adjourned meeting shall be given in compliance with Section 5 hereof. At an adjourned meeting at which a quorum is present, any business may be transacted which could have been transacted at the meeting originally called.

Section 11. **FIXING OF RECORD DATE.** For the purpose of determining members entitled to notice of, or to vote, at any meeting of members, or any adjournment thereof, or in order to make a determination of members for any other purpose, the Board of Directors may fix in advance a date as the record date for any such determination of members, such date in any case to be not more than sixty (60) days and, in case of a meeting of members, not less than ten (10) days prior to the date on which the particular action requiring such determination of members is to be taken. If no record date is fixed for the determination of members entitled to notice or to vote at a meeting: of members, the date on which notice of the meeting is *announced (by newsletter and/or calendar)* shall be the record date for such determination of members. When a determination of members entitled to vote at any meeting of members has been made, as provided herein, such determination shall apply to any adjournment thereof; unless the Board of Directors fixed a new record date for the adjourned meeting.

Section 12. **VOTING LISTS.** The chairperson in charge of the Association member books shall make at least ten (10) days before each meeting of members, a complete list of the members entitled to vote at such meeting or any adjournment thereof. Such list shall be kept on file with the Secretary of the Association for a period of ten (10) days prior to such meeting, and shall be subject to inspection by any member at any time during usual business hours. Such list shall also be produced and kept open at the time and place of the meeting and shall be subject to inspection by any member at any time during the meeting. The President of the Association when calling an Association membership meeting to order shall ask the Association Secretary if a quorum is present, either proxy votes or members present giving a cumulative total of sufficient votes for a quorum. If a quorum is not present, the President should announce that a quorum is not present and therefore no voting may take place at the meeting. Committee chairpersons may give reports and other information covered. Residents who rent or lease homes in Lakeland Junction are not eligible to vote at Association meetings.

ARTICLE V
BOARD OF DIRECTORS

Section 1. **BOARD OF DIRECTORS.** The business and affairs of the Association shall be managed and governed by a Board of Directors composed of Seven (7) Directors, none of whom need to be a resident of the State of Florida, but all of whom must be members in good standing. The four officers of the Association, namely, the President, Vice-President, Secretary, and Treasurer working with three (3) to five (5) Directors make up the seven (7) Directors of the Association. These seven (7) Directors are the only qualified and eligible persons to vote at the Board of Directors meetings. The four officers of the Association are elected by the Board of Directors.

Section 2. **TERM OF OFFICE.** The Directors are elected for a one-year term lasting from January 1 to December 31st. The nominating committee will announce the slate of Directors at the Homeowners Association meeting the third Thursday of November each year for their subsequent election. The directors shall hold office until their successors have been elected and have qualified.

Section 3. **DUTIES OF DIRECTORS.** A director, as a member of the Board of Directors, must be available to serve on a committee or committees of the Board of Directors, to work in the best interests of the Association, and to recommend, advise and sponsor any measure or cause that may benefit members of the Association.

Section 4. **REMOVAL-VACANCY.** The majority of the members of the Association may remove any director from the Board with or without cause by a vote of the membership or an agreement in writing signed by a majority of the members. A special meeting of the members to recall a member or members of the Board of Directors may be called by ten (10%) per cent of the members giving notice of the meeting as required for a meeting of members, and the notice shall state the purpose of the meeting. In the event of death, resignation, removal of a director, or any vacancy, it may be filled by the affirmative vote of a majority of the remaining members of the Board of Directors. A director elected to fill a vacancy shall hold that office until the next general election.

Section 5. **COMPENSATION.** No director shall receive compensation for any service he or she may render to the Association. However, any director may be reimbursed through verified documentation for his or her actual expenses incurred during the performance of his or her duties.

ARTICLE VI
NOMINATION AND ELECTION OF DIRECTORS

Section 1. **NOMINATION.** A Nominating Committee shall make nominations for election to the board of Directors. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a chairperson and three (3) members of the Association. The Nominating Committee shall name as many nominations for election to the Board of Directors as possible, but not less than the number of vacancies that are to be filled.

Section 2. **ELECTION.**

- a. **Election** to the Board of Directors shall be secret written ballot unless this method is waived by a majority of the members in attendance at the December meeting.
- b. **The members** shall cast one (1) vote for each vacancy. Three (3) to four (4) Association members shall count the written ballots during the business portion of the December meeting. All ballots are to be destroyed after elections have been completed. No proxies will be accepted for the election of the Board of Directors.
- c. **Majority.** The persons receiving a majority of the votes cast for that office shall be elected and shall assume office January 1st following the election.

ARTICLE VII
MEETING OF DIRECTORS

Section 1. **REGULAR MEETINGS.** Regular meetings of the Board of Directors shall be held at least six (6) times each year, at such place, date and hour as may be fixed from time to time by resolution of the Board. Should such regular meeting dates fall upon a legal holiday, and then the meeting shall be held at the same time on the next day that is not a legal holiday. Notice of the date, time, and place of all regular meetings of the Board of Directors shall be listed in the monthly calendar. Notice of regular meetings of the Board of Directors shall be posted in a conspicuous place upon the park property at least forty-eight (48) hours in advance, except in an emergency.

Section 2. **SPECIAL MEETINGS.** Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) directors. Notice of the special meetings shall be posted in a conspicuous place upon the park property at least forty-eight (48) hours in advance, except in an emergency. The notice of special meetings shall contain the purpose or purposes of the meeting.

Section 3. **EMERGENCY MEETINGS.** Emergency meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) directors. Emergency meetings of the Board of Directors may be held by telephone conference. Emergency decisions as determined by the President or a majority of the Board of Directors, may be made of a designated officer or member of the Board polling the members of the Board by telephone and such emergency issue or question shall be determined by affirmation vote of a majority of the Board which shall then be considered to 'Je the action of the Board. Minutes of any emergency meeting of the Board, whether by telephone conference, telephone polling or otherwise, shall be filed by the Secretary or other designated officer, and the correctness of the minutes shall be certified by said officer and posted in a conspicuous place upon the park property within fourteen (14) days after the date of the emergency.

Section 4. **OPEN MEETINGS.** All regular and special meetings of the Board of Directors shall be open to all members of the association. Any member wishing to address the directors shall be required to submit a letter of intent at least forty-eight (48) hours in advance of such a meeting.

Section 5. **NOTICE OF DIRECTORS MEETINGS.** Notice of directors' meetings shall be listed in the monthly newsletter and/or calendar except for emergency meetings.

Section 6. **MINUTES.** Minutes of all meetings of the Board of Directors shall be kept in a business-like manner and shall be available for inspection by members, or their authorized representatives, and Board members at reasonable times. The Association shall retain these minutes for a period of not less than seven (7) years.

Section 7. **BUDGET.** The annual budget of the Association shall be proposed and adopted at the regular meeting of the Board of Directors in November. At the regular meeting of the Membership in November, the budget adopted by the Board of Directors will be presented and adopted and the election of Directors will be conducted.

Section 8. **PARLIAMENTARIAN.** The Board may appoint a Parliamentarian whose duties shall be prescribed by the Board of Directors.

ARTICLE VIII **OFFICERS**

+Section 1. **OFFICERS OF THE BOARD AND ASSOCIATION.** They shall be the president, vice president, secretary and treasurer. All officers shall at all times be members of the Board of Directors.

Section 2. **ELECTION OF OFFICERS.** The officers will be nominated and elected by the Board of Directors following the election of the Directors.

Section 3. **TERM.** The officers shall be elected for a one (1) year term (January 1st through December 31st).

Section 4. **RESIGNATION AND REMOVAL.** Any officer may be removed from office by a majority vote of the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces.

Section 5. **VACANCIES.** A vacancy in any office may be filled by appointment by a majority vote of the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the office he or she replaces.

Section 6. **MULTIPLE OFFICES.** No director may be elected to hold more than one office.

Section 7. **DUTIES.** Duties of the officers are as follows:

- a. PRESIDENT.** The President shall function as chief executive officer of the Association and preside at all meetings of the Association and the Board of Directors, and see that all such meetings are in accordance with, and conform to, the Bylaws of the Association and the rules of parliamentary procedure, and perform such other duties as may be necessary for the good of the Association, or as may be designated by the Board of Directors; see that orders and

resolutions of the Board are carried out.

b. VICE PRESIDENT. The Vice President shall assume the duties of the President and his or her authority in his or her absence; report or cause to be reported to the membership all legislative developments and court decisions that may affect the welfare of the Association or its individual members. Perform such other duties as may be designated by the President or the Board of Directors.

c. SECRETARY. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the members; serve notice of meetings of the Board of Directors and the Association; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as may be required by the Board of Directors; and read the minutes of the preceding meetings of the Board of Directors and the Association membership.

d. TREASURER. The Treasurer shall receive and deposit in appropriate bank account all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes; keep proper books of account; determined by resolution of the Board and shall prepare a monthly statement of income and expenditures for posting for members review along with an annual copy to be presented and delivered to each member at the regular annual meeting.

Section 8. **COMPENSATION.** The officers shall serve without compensation.

ARTICLE IX **COMMITTEES**

Section 1. **COMMITTEES.** The standing committees of the Association shall be:

- A. AUDIT COMMITTEE.** The President shall appoint an audit committee of three (3) members to audit the Association financial records at the end of the fiscal year, or at such time that the treasurer may resign.
- B. NOMINATING COMMITTEE.** The President shall appoint three (3) members of the Association to draw up a slate of officers and directors and report to the Association the nominees at the annual meeting in November.
- C. HOMEOWNER COMMITTEE.** The Homeowners Committee shall be appointed by the President when and if such a committee is deemed necessary. This committee shall consist of not more than five (5) directors and/or members of the Association, and organized for the purpose of meeting with the park owner within thirty (30) days after receiving the rental notice to discuss the reasons for the increase in lot rental amount or change in the rules and regulations.

ARTICLE X
ACCOUNTING RECORDS

Section 1. **BOOKS AND RECORDS.** The Association shall keep correct and complete books and records of accounts including all receipts and expenditures. The books and records of the Association shall be open to inspection by members, or their authorized representatives, at reasonable times. Books should be audited before the incoming treasurer takes office and the audit report is to be kept on file. The Association shall maintain and shall make available to any member or their authorized representative the "official records" of the Association, in conformity with Florida Statute 723.079 as amended.

Section 2. **FISCAL YEAR.** The fiscal year shall be the calendar year.

L Section 3. **DEPOSITORY.** The depository of the Association shall be such bank as shall be designated from time to time by the Board of Directors in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Board.

ARTICLE XI
FIDUCIARY RELATIONSHIP

Section 1. **FIDUCIARY.** The Officers of the Association shall have fiduciary relationship to the members.

ARTICLE XII
AMENDMENT OF BYLAWS

Section 1. **BYLAWS.** These bylaws may be amended by a majority vote of the Board of Directors of this Association and approved by a majority of the membership at any duly noticed regular or special meeting. The notice of any meeting at which amendments to the bylaws are to be considered shall contain a statement that amendments to the bylaws shall be considered.

ARTICLE XIII
LOANS

Section 1. **LOANS.** No loans shall be contracted on behalf of the Association, and no evidence of indebtedness shall be issued in its name, unless authorized by a resolution of the (___ Board of Directors, with approval from the Association membership.

ARTICLE XIV
COMPLIANCE

Section 1. **COMPLIANCE.** These bylaws have been written in compliance with Florida Chapter 723 as amended.

ARTICLE XV
TREASURY

Section 1. **TREASURY.** The Homeowners Association treasury shall maintain a \$2,500.00 balance at all times in case of an emergency.

ARTICLE XVI
ARTICLES OF INCORPORATION

Section 1. **THE ARTICLES OF INCORPORATION.** Amendments to the Articles of Incorporation shall be proposed to the members of the Association by resolution of the Board of Directors and adopted by Two-Thirds (2/3) vote of the members at the meeting thereof held with proper notice. (The notice of any meeting at which amendments of the Articles of Incorporation are to be considered, shall be posted 30 days prior to the meeting in a conspicuous place upon the park property or listed in two consecutive newsletters.

ARTICLE XVII
ASSOCIATE MEMBERSHIP

Section 1. **RENTERS.** Renters will have the opportunity to join the Association through an Associate membership that would allow them to join in all Association social events, and to serve on all social committees. Associate members shall not be entitled to vote or serve on the Board of Directors or any committee involved with conducting the business of the Association.

Section 2. **DUES.** Associate membership dues will be the same price as the current membership fees.

Section 3. **RESPONSIBILITY.** The renter of the house shall be responsible to pay the Associate membership dues.

Section 4. **FEES.** Associate members will be charged the same admission fee for events sponsored by the Association as members are charged for admission.

ARTICLE XVIII
NON-MEMBERSHIP

Section 1. **NON-MEMBERS** are considered guests and will be charged a fee to attend social events (sponsored by the Homeowners Association. They shall not be entitled to vote, serve on the Board of '--- Directors, or any committee involved in conducting the business of the Homeowners Association

ARTICLE XIX
VOTING

Section 1. **VOTING**. At any regular meeting requires a quorum of 10% of the total Association Members in good standing and the majority wins.

Section 2. **MULTIPLE ISSUES**. Any issue that includes multiple decisions shall be addressed one issue at a time. Each issue requiring a decision must be presented for vote separately, provided a quorum is present and the majority wins.

Section 3. **RULES/POLICY**. To request management or owner(s) to change or initiate a rule/ policy (major issue affecting the entire park residents) will be done per petition with $\frac{3}{4}$ (75%) of the park home owners being in favor to proceed with the recommendation or request to management or owner(s).
Note: Management accepts only one vote per park home.

Previous Amendments of By-Laws: December 2006, January 2009, January 2013, October 2014, February 19, 2026

CERTIFICATION

We hereby certify that the foregoing is a true and correct copy of the amendments to the By-Laws of the Lakeland Junction Home Owners Association, adopted by the Board of Directors at the meeting held on February 3, 2026, and voted on and adopted at the Homeowners regular meeting held on February 19, 2026.



James R. Deamud – President



Barry Cover – Secretary