

**BYLAWS OF
PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC.**

GOVERNING DOCUMENTS

1. Fla. Statutes - Chapter 720, Homeowners' Association.
2. Articles of Incorporation - Dated May 24, 1982, Parramore Shores Property Owners' Association, Inc.
3. Amended Declaration of Restrictive Covenants, Last Recorded in Leon County Records, Parramore Shores Property Owners' Association..
4. Bylaws of Parramore Shores Property Owners' Association, Last Recorded in Leon County Records.

ARTICLE I

The name of the Corporation is PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC., a not-for-profit corporation, hereinafter referred to as the "Association". The principle office of the "Association" shall be at a place designated by the "Board of Directors".

ARTICLE II

ASSOCIATION PURPOSE AND POWERS

The Association has been organized for the following purposes.

Section 1. The specific primary purposes for which the Association is formed are to provide for maintenance of roads and architectural control of buildings on the residential lots within the subdivision. Generally, the Association's purpose is to promote the health, safety and welfare of the residents within the subdivision.

Section 2. The powers and rights of the Association shall be as specified in the appropriate Articles of Incorporation, Amended Declaration of the Restrictive Covenants, State Statutes, Bylaws and other such provisions as incorporated herein, as fully and as completely as if specifically set forth.

Section 3. A member does not have the authority to act for the Association by virtue of being a member.

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OF
LEON COUNTY FL
BOOK 4021 PG:21, Page1 of 5
08/14/2009 at 02:06 PM,
BOB INZER, CLERK OF COURTS

ARTICLE III

DEFINITIONS

Section 1. "Association" shall mean and refer to PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

Section 2. "Member" is any person who owns a lot in Parramore Shores, Parramore's Lake Estates, McNeil Tracts Unrecorded, or Out Parcel #420 as identified in the records of the Leon County Property Appraisers Office and depicted on Exhibit D attached, shall automatically be a member of the Association provided, however, that where any lot, in Parramore Shores, Parramore's Lake Estates, McNeil Tracts Unrecorded, and Out Parcel #420, is owned by more than one person, one of the owners shall be designated to cast the vote on matters to come before the Association on behalf of all the owners of the lot. In the event the owner of a lot is a corporation or partnership, a partner or corporate officer shall be designated to cast the vote on behalf of the partnership or corporation. Membership is legally binding on all parties and requires compliance with all Restrictive Covenants (contained in the most current Declaration of Restrictive Covenants of the Association, unless specifically exempted under the Article and Section) and restrictions voted upon by a majority of the members of the Association but not yet included in the Restrictive Covenants.

Section 3. Voting Rights. The Association shall have one class of Voting members. All owners shall be entitled to one vote for each lot owned.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. The affairs of the Association shall be managed by a Board of Directors.

Section 2. The Board of Directors shall consist of seven (7) members. Those members being a President, Vice President, Secretary, Treasurer and three (3) at large members. Such Officers shall be elected at the first meeting of the Board of Directors following each annual meeting of the members.

ARTICLE V

ELECTION OF DIRECTORS AND NOMINATING COMMITTEE

Section 1. The Board of Directors shall appoint a nominating committee.

Section 2. The nominating committee shall receive names of candidates for the Directors positions. Those names shall be submitted to the Secretary to certify the candidates as "members in good standing". The nominating committee shall present the slate of nominees to the membership at the annual meeting.

Section 3. All names of candidates to the Board of Directors must be received by the Secretary 15 days prior to the published date of the annual meeting to be eligible.

Section 4. All members of the Board of Directors are elected for a one year term at the annual meeting.

Section 5. No Director shall receive compensation for any services he/she may render to the Association. However, any Director may be reimbursed for his/her actual expenses incurred in performance of his/her duties.

ARTICLE VI

MEETING OF MEMBERS

Section 1. Annual Meeting: The time, date and place of the annual meeting shall be set by the Board of Directors. The occurrence of such meeting shall take place during the first quarter of the calendar year.

Section 2. Notice of Meeting: A written notice of the annual meeting shall be mailed, delivered, or electronically transmitted, not less than 14 days prior to the meeting, to each member entitled to vote, addressed to the member's address last appearing on the books of the Association for such purpose. The notice shall specify the time, date and place of the meeting.

Section 3. Quorum: A meeting of the members shall be 30 percent of the total voting interest in person or proxy. Amendments to the governing documents of the Association shall be by affirmative vote of two-thirds of the voting interest of the Association.

Section 4. Proxies: At all meetings of the members, each member may vote in person or by proxy. All proxies must be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot. Additional Proxies will not be accepted after the meeting is called to order.

ARTICLE VII

MEETING OF DIRECTORS

Section 1. Regular Meetings: Regular meetings of the Board of Directors may be held quarterly at such place and time as may be determined by the Board.

Section 2. Special Meetings: A special meeting of the Board of Directors may be called by the President of the Association or by three (3) Directors by giving not less than three (3) days notice.

Section 3. Quorum: A majority of the Directors constitutes a quorum. Every act of, or decision taken or made by the majority shall be regarded as an act of the Board.

ARTICLE VIII

COMMITTEES

The Board of Directors shall appoint an Architectural Control Committee, with authority to approve or disapprove architectural decisions as provided in the Declaration of Restrictive Covenants, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE IX

BOOKS AND RECORDS

The records of the Association shall be maintained within the State and open to inspection by members or their authorized agents at a reasonable time and place within 10 business days after receipt of a written request for access.

ARTICLE X

MISCELLANEOUS

Section 1. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall prevail, and in the case of any conflict between the Declaration of Restrictive Covenants and these Bylaws, the Declaration shall prevail.

Section 2. The fiscal year of the Association shall begin on the First (1st) day of January and end on the Thirty First (31st) day of December of every year.

ARTICLE XI

DEBT OBLIGATION AND PERSONAL LIABILITY

Section 1. No member of the Board of Directors, nor general member of the Association shall be personally liable for the debts or obligations of the Association of any nature whatsoever, nor shall any of the property of the members or the Board be subject to payment of any debt or obligation of the Association.

Section 2. The Board of Directors shall keep in effect a "Directors and Officers" insurance policy.

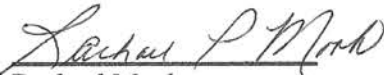
PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION

INITIAL BYLAWS

WHEREAS, The Board of Directors of Parramore Shores Property Owners' Association is unable to locate, find or discover by either written or recorded documentation the initial Bylaws of the Association as referenced and identified in Article IV of the Articles of Incorporation dated May 24, 1982 and recorded in Leon County public records.

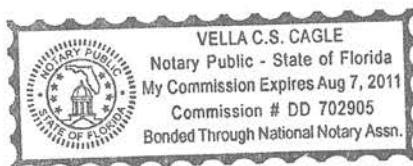
EXECUTED this 14 day of August, 2009.



John Mook
President


Rachael Mook
Treasurer

State of Florida
County of Leon

The foregoing instrument was acknowledged before me on this 14 day of August, 2009,
by John Mook and Rachael Mook .




Notary Public

Return this instrument to:
John Mook
Parramore Shores Property Owners' Association
2877 Parramore Shores Rd., Tallahassee, Fl 32310
(850) 574-4441

PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION

INITIAL BYLAWS

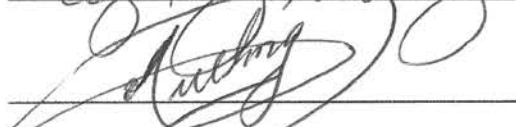
WHEREAS, The Board of Directors of Parramore Shores Property Owners' Association is unable to locate, find or discover by either written or recorded documentation the initial Bylaws of the Association as referenced and identified in Article IV of the Articles of Incorporation dated May 24, 1982 and recorded in Leon County public records.

THEREFORE, We the undersigned Board of Directors, hereby adopt the attached initial Bylaws of the Association in accordance with Article IV referenced above this 10th day of July, 2009.

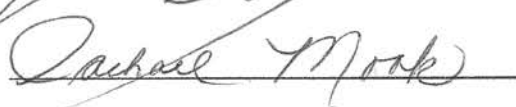
John Mook, President



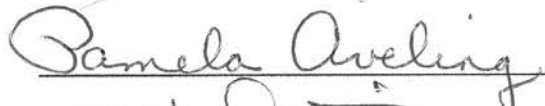
Arthur Aveling, Vice President



Rachael Mook, Treasurer



Pamela Aveling, Secretary



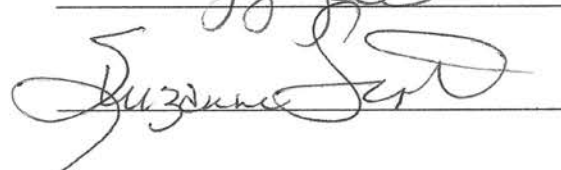
Bob Smith, Member



Scotty Sanderson, Member



Suzanne Scott, Member



Return this instrument to:
John Mook
Parramore Shores Property Owners Association
2877 Parramore Shores Rd, Tallahassee, Fl 32310
850 (574-4441)