

**COMPASS LAKE IN THE HILLS
PROPERTY OWNERS ASSOCIATION, INC.**



**LAND USE ORDINANCE 84-7, 91-3 AND 97-04
RULES AND REGULATIONS
AMENDED AND RESTATED BY-LAWS
AMENDED AND RESTATED ARTICLES OF INCORPORATION**

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MSTU/Land Use Ordinance 84-7,91-3,97-04

ORDINANCE NO. 84-7

AN ORDINANCE CREATING AND ESTABLISHING THE COMPASS LAKE IN THE HILLS MUNICIPAL SERVICES TAXING UNIT IN JACKSON COUNTY, FLORIDA; FIXING ITS BOUNDARIES; PROVIDING FOR INITIAL AND SUBSEQUENT BUDGET AND ASSESSMENT PROCEDURES; PROVIDING FOR THE EXISTENCE OF AND POWERS, FUNCTIONS AND DUTIES OF THE GOVERNING BODY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the economic progress and well-being of the people and the economy of Jackson County, Florida, depend in some measure on the proper use, development and sale of residential homesites in Jackson County; and

WHEREAS, growth and economic prosperity in Jackson County should be balanced by sound fiscal planning principles designed to protect the environment, increase the County's tax base, and protect against unnecessary and wasteful governmental expense, while encouraging private development; and

WHEREAS, existing development, facilities and roadways in Compass Lake in the Hills are currently and should continue being maintained for the special benefit of landowners in that subdivision; and

WHEREAS, because of the increased cost and managerial expense in the maintenance of those facilities, landowners in Compass Lake in the Hills are threatened with the loss of a substantial portion or all of those benefits within the foreseeable future; and

WHEREAS, those facilities and special benefits inure to the special benefit of the owners of lands within Compass Lake in the Hills, but not to the remainder of Jackson County, as a whole; and

WHEREAS, the creation of municipal services taxing unit under the authority granted by Florida Statutes Section 125.01(1)(q) provides a proper, constitutional vehicle and method by which those special municipal services may continue to be borne by the individual landowners of Compass Lake in the Hills, without visiting any portion of that burden on the taxpayers of Jackson County, as a whole; and

WHEREAS, the Board of County Commissioners further finds and declares that the purposes of this ordinance cannot be realized except through a special taxing unit having the powers hereinafter provided and that the operation of the Unit and its facilities and services and the exercise by the Board of County Commissioners, as the governing body of the Unit, of the powers and authorities provided for herein are necessary for the convenience, comfort, and welfare of specifically the landowners of Compass Lake in the Hills and will benefit all persons, properties and enterprises within Jackson County and will constitute a valid public purpose;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Jackson County, Florida as follows:

SECTION 1. Establishment. Pursuant to the authority granted in Section 125.01(1)(q), Florida Statutes, there is hereby created and established a municipal services taxing unit, to be known as the Compass Lake in the Hills Municipal Services Taxing Unit (referred to herein as the Unit). The lands to be included within its boundaries are described in Exhibit A, a copy of which is attached hereto and made a part hereof as if fully set out herein.

SECTION 2. Purpose. The purpose of the Unit shall be to provide to the lands contained therein recreation services and facilities, law enforcement, road maintenance, and such other municipal services permitted under this Ordinance and Chapter 125, Florida Statutes,

as may, in the future, be deemed appropriate by the Board of County Commissioners of Jackson County, acting as the governing body of the Unit.

SECTION 3. Governing Body. Pursuant to the provisions of Florida Statutes Section 125.01(2), the Board of County Commissioners of Jackson County, Florida, shall be the governing body of the Unit, and shall be referred to hereinafter as the Board.

SECTION 4. Powers. The Unit, through the Board, shall have all express and implied powers permitted by law for the government, management and operation of the Unit, including, but not limited to, the power: to levy and collect ad valorem taxes, special assessments, and service charges on real and tangible personal property; to issue bonds, revenue certificates, and other obligations of indebtedness, which power shall be exercised in such manner and subject to such limitations as are provided by general law; to provide for fire protection, law enforcement, recreation service and facilities, water, streets, sidewalks, street lighting, garbage and trash collection and disposal, waste and sewage collection and disposal, drainage, transportation, and other essential facilities and municipal services to landowners and residents of the Unit; and to enter into appropriate contracts for the exercise of these powers. The Unit, through the Board, shall have the specific authority to hire and to employ such attorneys, accountants, engineers, or other employees, firms, or corporations as shall be necessary, in the discretion of the Board, to carry out the purposes for which the Unit was created. The Unit, through the Board, shall also be authorized to contract for the providing of services, material, labor, goods or other necessities directly with the Board of County Commissioners of Jackson County, Florida, with the governing body of any municipality or governmental subdivision, with the State of Florida or any of its departments or agencies, or with any private person, firm, or for-profit or not-for-profit corporation.

SECTION 5. Special Assessments; Rate of Assessment. For the purpose of levying special assessments against the property in the Unit, it is conclusively determined and declared that a special benefit is conferred on each lot and subdivided parcel which is appraised by the Jackson County Property Appraiser for ad valorem taxation purposes in excess of \$1,000.00. Said special benefit, which is a valuable appurtenance to lots and subdivided parcels appraised in excess of \$1,000.00, shall be deemed to accrue equally to each of said lots and subdivided parcels and, accordingly, the rate of assessment for each of said lots and subdivided parcels shall be equal. Lots and subdivided parcels with an appraised value of \$1,000.00 or less shall be conclusively deemed to receive no benefit and no special assessment shall be levied against said lots and subdivided parcels. No lot or subdivided parcel shall be subject to any special assessment for any given tax year in excess of \$150.00.

SECTION 6. Ad Valorem Taxes. An ad valorem tax of not more than ten (10) mills may be levied and collected on all taxable real and tangible personal property within the Unit, for the providing of services, facilities and benefits as specified above. For the purpose of levy by the Unit of ad valorem taxes against property in the Unit, it is conclusively determined and declared that the inclusion in the Unit of the property described in Exhibit A hereto confers a special benefit on such property which is different in type and degree from benefits provided in the County as a whole.

SECTION 7. Method of Levy and Collection. All ad valorem taxes and special assessments of the Unit shall be levied and collected in the manner provided by law for the levy and collection of county ad valorem taxes and county and municipal special assessments. All special assessments and taxes of the Unit shall constitute a lien, as of January 1 of each tax year (commencing January 1, 1984), of equal dignity with the lien for county taxes, upon all the real and personal property against which such special assessments and taxes shall be levied. All of the provisions of Florida law relating to the sale of lands for unpaid and delinquent county taxes, the issuance, sale and delivery of tax certificates for such unpaid and delinquent county taxes, the redemption thereof, the issuance to individuals of tax

deeds thereon and all other procedures in connection therewith shall be applicable to the Unit to the same extent as if the said provisions therefor were expressly set forth herein. All special assessments and taxes shall be subject to the same discounts as county taxes.

SECTION 8. Fiscal Year. The Unit shall begin its fiscal year on October 1, and shall end it on September 30, of each year hereafter, in accordance with Section 218.33, Florida Statutes (1983); PROVIDED, that the initial fiscal period for the Unit shall be the eleven-month period from November 1, 1984, through September 30, 1985. Any excess funds from any prior fiscal year shall be carried over into the subsequent budget year, as generally provided by law, and shall not be returned directly to property owners.

SECTION 9. Budget. A proposed annual budget for each fiscal year after the initial fiscal year shall be prepared by the Board (subject to input from the Compass Lake in the Hills Property Owners Association, Inc., a Florida not-for-profit corporation, or some other association comprised of owners and residents of the properties described in Exhibit A, which owners' association shall be democratic and representative in nature, and which shall be managed by a Board of Directors elected by the property owners on a one lot one vote basis with the respective vote accruing to the owner of record of any lot not under recorded or unrecorded contract for sale, and to the purchaser of any lot under any unrecorded or recorded contract for sale which has not been canceled in writing by the seller by reason of default), which proposed budget shall outline in detail the specific services and budgeted costs therefor to be expended by the Board on behalf of the Unit. The proposed budget shall be prepared and made available for inspection and/or copying in the Board's office in Marianna, Florida, by July 1 of each year. Any input of information or request for services or expenditures from the property owners' and residents' association shall be made, in writing, to the Board on or before June 1 of each year. On the fourth Tuesday of July of each year, at 5 :00 p.m. Central Time, in the regular meeting room of the Board in the county administration building, or any successor location, the Board shall hold a public hearing to consider the proposed budget, giving appropriate weight and consideration to the written submissions of the property owners' and residents' association. The Board shall, at that meeting, or at any commencement thereof after adjournment, pass its resolution adopting a budget and assessing such ad valorem taxes, special assessments, or service charges, or any combination thereof, as shall be necessary in the discretion of the Board to produce sufficient revenues to provide the services and make the expenditures provided for in the budget; provided, that the Board shall pass its resolution adopting a budget and assessing taxes, assessments, or service charges on or before July 31 of each year. Upon passing such resolution, the Board shall certify to the Jackson County Tax Collector the ad valorem taxes and/or special assessments to be levied on each lot or subdivided parcel within the Unit for that tax year. od.

SECTION 10. Exclusivity of Revenues, Facilities and Expenditures. All revenues, proceeds, income and assets of the Unit or created by any assessment or levy authorized herein shall be used exclusively for the operation, administration and benefit of the Unit and for no other purpose whatsoever. The recreation facilities of the Unit shall be maintained for the exclusive use and benefit of taxpaying property owners of lands and of residents within the Unit, and of their guests. No funds generated by the general ad valorem taxation or special assessment against the lands or properties lying within Jackson County outside of the Unit shall be used for the support of the specific services, facilities, or functions provided for in the budget and/or activities of the Unit, as ultimately determined by the Board. Provided that the requirements of this paragraph are complied with, the acceptance by property owners and residents of the Unit of any benefits and services budgeted, contracted for, paid for, or otherwise directly or indirectly supplied by the Board, acting on behalf of the Unit, shall create a presumption that the said benefits, services, or facilities are in addition to those normally provided to the property owners and residents by the County, and for the special benefit, convenience and welfare of the owners of lands and residents in the Unit. Contracts, agreements, or commitments of any kind entered into by the Board on behalf of the Unit or in the providing of any service, facility, or item referred

to or funded in the Unit's budget shall be conclusively deemed to be the responsibility and a liability of the Unit and not a debt, responsibility or liability of the Board or of Jackson County. No claim or debt against the Unit shall constitute any claim against any property, revenues, or rights of the Board of County Commissioners of Jackson County, as an entity or individually, or against Jackson County. The Unit shall indemnify and hold harmless, and shall pay the cost of defense of, the Board, any of its members or employees and of Jackson County as to any liability of the Board, any of its members or employees, or of Jackson County arising out of any matter pertaining to the Unit or to the exercise of any powers or authority contained herein.

SECTION 11. Severability. If any section, clause, sentence or provision hereof, or the application of such section, clause, sentence or provision to any person or bodies or under any circumstances, shall be held to be inoperative, invalid or unconstitutional, the invalidity of such section, clause, sentence or provision shall not be deemed, held or taken to affect any other section, clause, sentence or provision hereof, or the application of any of the provisions hereof to persons, bodies, or in circumstances other than those as to which it or any part thereof shall have been inoperative, invalid, or unconstitutional; and it is intended that this Ordinance shall be construed and applied as if any section, clause, sentence or provision held inoperative, invalid, or unconstitutional had not been included in this Ordinance.

SECTION 12. Liberal Construction. The provisions hereof shall be liberally construed to effect its purposes and shall be deemed cumulative, supplemental and alternative authority for the exercise of the powers provided herein.

SECTION 13. Effective Date. This Ordinance and any resolutions or action of the Board pursuant to the authorities granted herein shall take effect immediately upon this Ordinance's becoming law.

APPROVED AND ADOPTED in special session this October 23, 1984, after due motion and second, upon a vote of 5 to 0, by the Board of County Commissioners of Jackson County, Florida:

BOARD OF COUNTY COMMISSIONERS
JACKSON COUNTY, FLORIDA By:

(Signed) Alva Mercer
HON. ALVA MERCER, Chairman

ATTEST;
(Signed) Daun Crews
Clerk

EXHIBIT “A”

COMPASS LAKE HILLS UNIT ONE, according to the Plat thereof as recorded in Plat Book A-4, Pages 94A through 97A inclusive, of the public records of Jackson County, Florida.

CORRECTED PLAT OF COMPASS LAKE HILLS UNIT TWO, according to the Plat thereof, as recorded in Plat Book A-4, Pages 111A through 115A inclusive, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT THREE, according to the Plat thereof, as recorded in Plat Book A-4, Pages 116A through 123A inclusive, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT FOUR, according to the plat thereof, as recorded in Plat Book A, Pages 124 through 129 inclusive, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book A-4, Pages 130 through 140 inclusive, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT SIX, according to the Plat thereof, as recorded in Plat Book A-4, Pages 141 through 150 inclusive, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT 3-A, according to the Plat thereof, as recorded in Plat Book A-4, Page 156-A, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT 3-B, according to the Plat thereof, as recorded in Plat Book A-4, Page 157-A, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT 4-A, according to the Plat thereof, as recorded in Plat Book A-4, Page 158-A, of the public records of Jackson County, Florida.

COMPASS LAKE HILLS UNIT 6-A, according to the Plat thereof, as recorded in Plat Book A-4, Page 159-A, of the public records of Jackson County, Florida.

ORDINANCE NO.91-3

AN ORDINANCE ESTABLISHING INTERIM LAND USE REGULATIONS FOR THE COMPASS LAKE IN THE HILLS MUNICIPAL SERVICES TAXING UNIT; PROVIDING FOR DEFINITIONS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR CONSTRUCTION STANDARDS; PROHIBITING THE KEEPING OF CERTAIN ANIMALS; PROVIDING FOR VARIANCES AND EXCEPTIONS; PROVIDING FOR PENALTIES; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the properties located within the Compass Lake in the Hills Municipal Services Taxing Unit have a particular and unique character as a result of their location within the planned unit development known as Compass Lake in the Hills; and

WHEREAS, the properties are already the subject of special ad valorem and assessment taxation, which special revenues provide for property benefits peculiar to lands lying within the Unit; and

WHEREAS, it is in the best interest of the property owners and residents of the Unit and of the residents of Jackson County, in general, that the values of properties within the Unit be maintained by the enforcement of the regulations provided for herein;

BE IT THEREFORE ORDAINED by the Board of County Commissioners of Jackson County, Florida, that

ARTICLE 1: GENERAL PROVISIONS

1.1 Title: This ordinance may be cited as the “Interim Land Use Regulations for the Compass Lake in the Hills Municipal Services Taxing Unit”

1.2 Jurisdiction This ordinance shall apply to all home site parcels presently in the Compass Lake in the Hills Municipal Services Taxing Unit (as described in Ordinance No 84-7), and as subsequently amended

1.3 Purpose and Intent The purpose of this ordinance is to provide rules, regulations, and standards for the orderly and progressive development, conservation, protection, and proper use of the land within the unit These regulations are intended to aid in the coordination of land development; promote an economically stable and healthy community; and encourage the establishment of adequate physical improvement

1.4 Relationship to Comprehensive Plan. These regulations shall be constructed as consistent with and supplemental to Jackson County’s Comprehensive Plan, as it may be in effect from time to time.

ARTICLE II. DEFINITIONS

2.0 General: For the purpose of these regulations, the following terms or words, whenever used or referred to and used herein, shall have the following meaning.

Shall: The word shall indicates an action which is mandatory.

May: The word may indicates an action which is permissive.

2.1 Building: Any structure built for the support, shelter or enclosure of persons, animals, chattel, or property of any kind.

2.2 Dwelling: Any building, portion thereof, or other enclosed space or area used as or intended for use as a resident.

2.3 Single Family Dwelling: Any dwelling used as or intended for use as the home of one family, either temporarily or permanently, with separate cooking and house keeping facilities

2.4 Lot: A portion of the unit designated as a unit or for development as a unit, or both, the boundaries of which have been clearly designated upon the plat of the unit as lots, "Lot" as herein viewed, shall not include any parcel not having an assessed value of \$1,000.00 or more (for Jackson County ad valorem taxation purposes) or any other parcel not having street access.

2.5 Tract: A tract is any parcel of land which is an integral part of the subdivision, but which is unplanned into specific home site parcels,

2.6 Mobile Home: Any unit bearing a HUD seal as a mobile home, or which is manufactured on an integral chassis, or designed for initial transport over highways or for housing accommodations (or both), but not including modular home.

2.7 Modular Home: A residential structure which has been transported on a non integral carriage or other movable frame which is removed from the structure frame prior to being permanently located on a lot.

2.8 Multi-family dwelling: Any dwelling which is not a single-family dwelling.

2.9 Residence/Trade Business: Any business conducted for profit solely within the confines of a dwelling and provided no equipment for the conduct of this business is conspicuous to the public eye.

2.10 Trade Business: Any business conducted for profit but which requires the use of a building, or buildings, in addition to the dwelling for the conduct or that business or requires equipment conspicuous to the public eye.

2.11 Run Free: Allowing an animal to leave THC premises of the owner unescorted.

2.12 Nuisance: A use of property or course of conduct that interferes with the rights of others by causing damage, annoyance, or inconvenience, such as offensive odors, loud noises, or proliferation of flies, insects, or rodents, or which is not in compliance with this ordinance,

ARTICLE III: DESIGN STANDARDS

3.1 Lots: The lots in the unit shall be maintained identical to the ones platted when the unit was originally approved by the Board of Commissioners of Jackson County. No lot shall be subdivided.

3.2 Tracts: Other tracts shall not be subdivided into lots of less than one acre in size, and shall be suitable as home site parcels.

ARTICLE IV: CONSTRUCTION STANDARDS

4.1 No building shall be built or maintained on a lot less than 40 feet from the front lot line or less than 20 feet from side and rear lot lines

4.2 Dwelling size: No dwelling shall have less than 1,000 square feet of living area, exclusive of porches, carports, and garages, nor be less than 22 feet wide.

4.3 Number of Dwellings Per Lot: There shall not be more than one single family dwelling

on each lot. No lot shall have any multi-family dwelling.

4.4 Building Materials: All exterior wall of dwellings shall be covered with brick veneer, stone, stucco, wood, vinyl siding, or any other accredited building material,

4.5 Residence/Trade Business A resident or occupant of a lot may conduct a residence/trade business, as defined herein.

4.6 Trade Business. No one shall conduct a trade/business in the unit, as defined herein

4.7 Mobile or Modular Home No mobile home or house trailer shall be maintained or placed on any parcel within the unit (except on lots in that part of Unit Six:\ west of U.S. 231} A modular home as defined herein, may be placed on any lot, in the unit.

ARTICLE V: FAMILY PETS

5.1 Horses, dogs, birds, cats, which are kept as pets, or other animals kept as pets, may be kept on lots within the unit, provided that they are not bred or maintained for any commercial purpose; that they do not become a nuisance (either public or private); and that they are not allowed to run free in the unit. No other animal may be maintained within the unit.

ARTICLE VI: VARIANCES AND EXCEPTIONS

6.1 Hardship: Where strict adherence to the provisions or this ordinance would cause an unnecessary hardship due to topographical or other conditions peculiar to the site, or strict adherence to this ordinance is impossible or impractical, the County Planning Commission may recommend and the Board of County Commissioners may authorize a variance. Such variance shall apply on to the requirements directly affecting the particular hardship. No variance shall be granted if the variance would be detrimental to the intent and purpose of this ordinance and/or would have the effect or nullifying the requirements or purpose of the Comprehensive Plan. Any request for a variance shall be submitted in writing for review and recommendation by the Planning Commission, and be transmitted to the Board of County Commissioners.

ARTICLE VII: VIOLATIONS AND PENALTIES.

7.1 Violation of the provisions of this ordinance or failure to comply with any requirements of it shall constitute a second degree misdemeanor, and shall further be conclusively presumed to be a public and private nuisance.

7.2 Any person found in violation shall be fined not more than \$500.00 or imprisoned for not more than 60 days, or both, and in addition shall pay all costs and expenses involved in the case.

7.3 Each day such violation continues shall be considered a separate offense.

7.4 The owner or tenant or any land, building, structure, or development which is the subject of the violation of this ordinance, and any architect, surveyor, engineer, builder, contractor, agent or other person commits, participates in, assists in, or maintains such violation, may each be found guilty of a separate offense and suffer the penalties herein provided.

7.5 All remedies and penalties provided for herein shall be deemed cumulative to any other existing rights or remedies. In the event of any conflict between the language or requirements of this ordinance any other ordinance or the Jackson County Comprehensive Plan (as adopted), the most restrictive shall apply

8. Severability: If any section, subsection, paragraph, sentence, clause, or phrase of this

ordinance is held, for any reason, to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

9. Effective date: This ordinance shall be come effective as provided by law.

The foregoing ordinance was adopted by the Board of County Commissioners of Jackson County, Florida after due publication, upon motion, second and discussion, by a vote of 4 to 0, at the regular meeting of April 23, 1991.

BOARD OF COUNTY COMMISSIONERS JACKSON COUNTY, FLORIDA BY:

(Signed) James E Cloud
HON. JAMES E CLOUD, Chairman

ATTEST:

(signed) Daun Crews
Clerk/Deputy Clerk

ORDINANCE NO: 97-04

AN ORDINANCE AMENDING JACKSON COUNTY ORDINANCE NO. 94- 7 AND JACKSON COUNTY CODE SECTIONS 74-131 et seq., THE INTERIM LAND USE REGULATIONS FOR COMPASS LAKE IN THE HILLS MUNICIPAL SERVICES TAXING UNIT, WITH RESPECT TO THE DEFINITION OF "RESIDENCE" AND TO PROVIDE FOR TEMPORARY USE; PROVIDING FOR REPEALER, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has previously enacted its Ordinance No. 84-7, codified as Code Sections 74-131 et seq, constituting the interim land use regulations for Compass Lake in the Hills Municipal Services Taxing Unit, and has determined that it is in the best interests of providing for the public health, safety, and welfare of all of the county to amend those regulations as set forth herein;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Jackson County, Florida, that:

1. Article II of Ordinance No. 84-7 and Code section 74-135 are amended to provide for an additional definition, as follows:

"Residence" shall mean any dwelling or other man-made device or structure (whether or not mobile and whether or not affixed to the land) which is occupied for more than seven (7) days in any calendar year as human habitation

2. Article VIII and Code section 74-137A are hereby added, to provide as follows:

Temporary Use: The foregoing notwithstanding, any person who owns a lot in Compass Lake in the Hills or the remaining lands subject to these regulations may use said lot for human habitation on a temporary basis in a manner which does not conform to these regulations, For the purposes herein, temporary use shall mean for a period not to exceed a cumulative total or seven (7) days in a calendar year. Said temporary use may entail camping on said property in a tent, motor home or other temporary residence It shall be a violation of this ordinance, however, to occupy said lot for a cumulative period in excess of seven (7) days in any calendar year without complying with the requirements of this ordinance.

3. SEVERABILITY. Jackson County Ordinance No 84-7 and Jackson County Code sections 74-131 et seq., as amended herein, are hereby reenacted. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is held, for any reason, to be unconstitutional, void, or invalid, the validity of the remaining portion of the ordinance shall not be affected thereby.

4. REPEALER. All other ordinances or portions of ordinances in force at the time this ordinance becomes effective which are in conflict with any provisions hereof shall be deemed to have been repealed and are repealed to the extent of any such conflict, otherwise to remain in full force and effect.

5. EFFECTIVE DATE. This ordinance shall take effect as provided by law. The foregoing ordinance was adopted by a vote of 5 to 0 by the Board of County Commissioners of Jackson County, Florida, after due notice and publication, motion, second and discussion, in the meeting of March 11,1997,

BOARD OF COUNTY COMMISSIONERS
JACKSON COUNTY, FLORIDA
BY: (Signed)
HON. CHANLEY W CARTER CHAIRMAN
ATTEST:
Clerk/Deputy Clerk (Signed)

AMENDED AND RESTATED ARTICLES OF INCORPORATION

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
COMPASS LAKE IN THE HILLS PROPERTY
OWNERS ASSOCIATION, INC.
(A Corporation Not-for-Profit)**

Upon approval of these Amended and Restated Articles of Incorporation by a vote of not less than two-thirds of the members present at a meeting duly held on May 5, 1998, the undersigned do hereby acknowledge the adoption of the following Amended and Restated Articles of Incorporation. Amended by not less than two-thirds of the members present at a meeting duly held on May 7, 2002. Amended by not less than two-thirds of the members voting at a meeting duly held May 9, 2011. Amended by not less than two-thirds of the members voting at a meeting duly held on November 9, 2013.

**ARTICLE I - NAME AND PRINCIPAL
PLACE OF BUSINESS OF THE CORPORATION**

The name of this corporation, hereinafter called the "Association", shall be COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION, INC., a corporation not-for-profit. Its principal office and place of business shall be at 645 Compass Lake Drive, Alford, Florida 32420. The Board of Directors may from time to time move the principal office of the Association to any other address in the State of Florida.

ARTICLE II - PURPOSE AND POWERS

Section 1. The purpose for which this Association is organized is to promote the maintenance, preservation, management, and aesthetic appeal of the land, improvements and amenities within the subdivision development known as Compass Lake in the Hills in Jackson County, Florida, and to promote the health, safety, and welfare of the residents and guests within the above-described subdivision development and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose. The Association is not an association governed by Sections 617.301 through 617.312 of the Florida Statutes.

Section 2. The Association shall have all of the rights, powers, and privileges now or hereafter conferred upon corporation's not-for-profit under the laws of the State of Florida, including, but not limited to the following:

- (a) To contract with a third party for the management of the Association and to delegate to the contractor all powers and duties of the Association except such as may specifically require the approval of the board of directors or the membership of the Association.
- (b) To dedicate, sell, transfer or lease all or any part of the Association's property to the Compass Lake in the Hills Municipal Services Taxing Unit or to the appropriate public agency or authority as trustee for the Compass Lake in the Hills Municipal Services Taxing Unit for such purposes and subject to such conditions as may be agreed upon by the board of directors.
- (c) To enter into a service contract with the Compass Lake in the Hills Municipal Services Taxing Unit or the appropriate public agency or authority acting as trustee for the Compass Lake in the Hills Municipal Services Taxing Unit to provide for the management and maintenance of the property, facilities and services of the Compass Lake in the Hills Municipal Services Taxing Unit on such terms and conditions as may be agreed upon by the board of directors.
- (d) To purchase insurance upon all properties the Association shall hold or manage

and insurance for the protection of the Association and its members.

(e) To improve property under its ownership, management, or control and, after casualty, to reconstruct improvements.

(f) To enforce by legal means the provisions of these Articles, the Bylaws of the Association, and the rules and regulations for the use of the property of the subdivision development.

(g) To enter into contracts or agreements for the maintenance of accounting and book-keeping records and for the use of data processing facilities or services, so as to carry out Association's responsibilities and to comply with the requirements of the law of the State of Florida with regard to maintenance of records..

(h) To enter into such other contracts or agreements reasonably necessary or convenient for the proper exercise of the rights, powers, duties and functions of the Association.

(i) To employ all personnel and engage such professional services as are reasonably necessary to perform the services required for proper exercise of the rights, powers, duties and functions of the Association.

(j) To exercise any and all common law and statutory powers, although not specifically recited above, of a corporation not-for-profit, reasonably necessary or convenient to carry out and perform the purposes for which the Association is organized and its enumerated powers.

(k) To establish fees, rents and charges for the use and occupancy of properties owned, controlled or managed by the Association.

(l) To enact rules and regulations concerning the use and enjoyment of the property and facilities owned, controlled or managed by the Association not inconsistent with the laws and ordinances of Jackson County or the Compass Lake in the Hills Municipal Services Taxing Unit.

(m) To establish fines and impose and collect said fines from members of the Association who violate provisions of these Articles of Incorporation, Bylaws or Rules and Regulations of the Association.

(n) To establish and operate a volunteer fire department to serve the community and cooperate with other area fire departments in providing fire protection.

(o) To acquire, by gift or otherwise, lots within the Compass Lake in the Hills community and to sell, transfer or lease lots so acquired.

Section 3. Any officer or director individually or any firm or corporation of which any officer or director shall be a member, stockholder, officer, director, employee, or agent, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Association, provided that he or such firm or corporation so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, prior to the making thereof. No contract or other transaction between this Association and any other such person, firm, or corporation, and no act of this Association shall in any way be affected or invalidated thereby. Any director of this Association who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Association, which shall authorize any such contract or transaction with like force and effect as if he were not a director or officer of such other corporation or not so interested.

**ARTICLE III - QUALIFICATION OF
MEMBERS AND THE MANNER OF THEIR ADMISSION**

Section 1. Every person or legal entity who owns or is purchasing from Compass Lake Development Corporation or its successor or successors, a lot or subdivided parcel which is subject to assessment by the Compass Lake in the Hills Municipal Services Taxing Unit (hereinafter referred to as "lot") shall be a member of the Association. Where more than one person holds an interest in a lot, all such persons shall be deemed members. Where a corporation holds an interest in a lot, the officers, directors and employees designated by the corporation shall be deemed members, up to a maximum of five.

Section 2. Ownership of a lot with a value in excess of \$1,000.00 on the tax roles of Jackson County, Florida, shall be a prerequisite to exercising any rights as a member. Each member of the Association shall be entitled to one vote for each lot which that member owns or is purchasing pursuant to a recorded instrument in the public records of Jackson County, Florida, provided that when more than one member holds an interest in a particular lot, there shall be only one vote for such lot. Split or fractional voting shall not be permitted. When a lot is owned by more than one person or by a corporation, association, partnership or trust, the owner or owners shall designate in writing in the manner prescribed by the Association the person entitled to exercise the voting rights of the members. The Board of Directors may place reasonable limits on the number of persons which a corporate owner may designate to use the facilities and amenities of the Association. In the event that a lot shall have multiple owners, the Board of Directors may limit the use of the facilities and amenities of the Association to the family of a single owner domiciled in one residence.

Section 3. Membership shall not be transferable, except as provided herein. The membership of any lot shall terminate upon the termination of the Association, or upon transfer of ownership in the lot. The transferor's membership shall automatically transfer and be vested in the new owner succeeding to the ownership interest in the lot upon the recording of an instrument evidencing such ownership in the public records of Jackson County, Florida. The Association may rely on a recorded deed or recorded agreement for deed as evidence of transfer of a lot and thereupon terminate the transferor's membership and recognize the member of the transferee.

ARTICLE IV - TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE V - NAMES AND RESIDENCES OF THE SUBSCRIBERS

The names and addresses of the subscribers of these Amended and Restated Articles are as follows:

Name	Address
Duane Laster	3105 Custis Street Alford, Florida 32420
Jose Capote	3861 SW 143rd Avenue Miami, FL 33175
Jim Gibbs	2633 Indian Springs Road Marianna, FL 32446
John Padgett	1885 Spring Lake Trace Marianna, FL 32448
John Epley	811 Hood Avenue Alford, Florida 32420

ARTICLE VI - OFFICERS

Section 1. The officers of the Association shall consist of a President, a Vice President, a Secretary, a Treasurer, and any assistants to such officers or other officers as the Board of Directors may deem appropriate from time to time.

Section 2. The names of the officers who are to serve until the next election are:

Name	Office
Duane Laster	President
Jose Capote	Vice President
Sheila Budd	Secretary
John Epley	Treasurer

Section 3. Officers of the Association shall be elected at each annual meeting of the Board of Directors and shall hold office at the pleasure of the Board. Any officer may be removed at any meeting by the affirmative vote of the majority of the members of the Board either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

ARTICLE VII - BOARD OF DIRECTORS

Section 1. The affairs and business of this Association shall be managed and conducted by a Board of Directors consisting of not less than three (3) nor more than nine (9) persons. Members of the Board of Directors shall be members of the Association and eighteen (18) years of age or older. Only one member of any family shall be a member of the Board of Directors and no family member of the Board of Directors shall be an employee of the Property Owners Association. No employee of the Property Owners Association shall be a member of the Board of Directors.

Section 2. The names of the Board of Directors and their terms of office are as follows:

Name	Term
Duane Laster	3 years
Jose Capote	3 years
Jim Gibbs	3 years
John Padgett	3 years
John Epley	3 years

Section 3. At the expiration of the term of each such Director, his successor shall be elected by the members of the Association to serve for a term of three (3) years. A Director shall hold office until his successor has been elected and qualified.

Section 4. Directors may be removed with or without cause, by a two-thirds vote of the membership present at any annual meeting or any special meeting duly called therefore with or without cause by the vote.

Section 5. In the event of a vacancy on the Board by reason of death, resignation or otherwise, a majority of the Board is authorized to fill the vacancy for the remainder of the unexpired term. If after a written request of any member of the Association that the vacancy be filled, the Board fails or refuses to fill the vacancy for a period of ninety (90) days from the receipt of such notice, then the vacancy shall be filled by the members of the Association at a duly called meeting.

ARTICLE VIII - BYLAWS

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may be amended, altered, modified or rescinded by the action or approval of the members of the Association. The manner of altering, modifying, amending or rescinding the Bylaws shall be provided for in the Bylaws.

ARTICLE IX - AMENDMENTS TO THESE ARTICLES

Section 1. Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on an affirmative vote of two-thirds of the members voting at such meeting. (As amended by vote at Annual Meeting, May 9, 2011)

Section 2. No amendment shall make any change in the qualifications for membership without approval in writing of all members.

ARTICLE X - VOTING

Section 1. Each member in good standing shall be entitled to one vote for each lot owned by the member. Any lot owned by more than one person or by a corporation, association, partnership, or trust shall be entitled to only one vote, to be cast by a designee of the owner or owners. If the designation is not filed with the Secretary prior to the commencement of the meeting in which the vote may be exercised, the lot shall not be voted. The designation may be drawn to apply to a specific meeting or to any and all meetings until revoked by the owner or owners of the lot.

Section 2. Votes shall be cast in person or by absentee ballot and where appropriate, by the designated voter. No proxy or power of attorney may be used for purposes of voting. Votes shall be counted by a third-party independent firm, person or entity chosen by the Board of Directors such as a certified public accounting firm, and elected Supervisor of Elections or other third-party firm, person or entity independent from the Association. (As amended by vote at Annual Meeting, May 9, 2011)

Section 3. All members of the Association shall be entitled to vote upon matters affecting the Association, its property, and other possessory interest or uses and election of Directors, except as otherwise provided in these Articles or the Bylaws of the Association.

Section 4. No member shall be deemed in good standing who has failed to pay any sums to the Association when the same are due, nor failed to pay any ad valorem tax, assessment or other charge due to Jackson County or to the Compass Lake in the Hills Municipal Services Taxing Unit.

ARTICLE XI - ADDITIONAL PROVISIONS

Section 1. No officer, Director or member shall be personally liable for any debt or other obligation of the Association.

Section 2. The Association shall not be operated for profit. No dividend shall be paid, and no part of the income of the Association shall be distributed to its members, Directors or officers. The Association may pay compensation in a reasonable amount to its members, Directors or officers for services rendered, may confer benefits upon its members in conformity with its purpose, and upon dissolution or final liquidation may make distributions to its members as permitted by the court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

Section 3. Where the context of these Articles permits, the use of the plural shall include the singular and the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

Section 4. Every member of the Board of Directors and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party, or in which he may become involved, by reason of his being, or having been, a member of the Board of Directors or officer of the Association, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, whether or not he is a member of the Board of Directors or officer at the time such expenses are incurred.

ARTICLE XII - SEVERABILITY

Should any paragraph, sentence, phrase, or portion thereof, of any provision of these Articles or of the Bylaws or Rules and Regulations be held invalid, it shall not affect the validity of the remaining parts thereof or of the remaining instruments.

ARTICLE XIII - APPOINTMENT OF AGENT FOR SERVICE OF PROCESS

Pursuant to Section 48.091, Florida Statutes, John Laymon, 645 Compass Lake Drive, Alford, Florida 32420 is appointed agent for service of process upon COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 9th day of November, 2013.

COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION, INC.

BY: Duane Laster (signed)

President
ATTEST:

By: Sheila Budd _____ Secretary

STATE OF FLORIDA COUNTY OF JACKSON

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared Sheila Budd and Duane Laster, to me known to be the persons described as subscribers in, and who executed the foregoing Amended and Restated Articles of Incorporation, as their own free act and deed.

WITNESS my hand and official seal at Alford, Florida, this 9th day of November, 2013.

Notary Public

AMENDED AND RESTATED BYLAWS

AMENDED AND RESTATED BYLAWS
OF
THE ASSOCIATION OF COMPASS LAKE IN THE HILLS
PROPERTY OWNERS ASSOCIATION, INC.
(A Corporation Not-for-Profit)

ARTICLE I - GENERAL

Section 1. Name and Address. The name of the corporation is Compass Lake in the Hills Property Owners Association, Inc. The principal office of the corporation shall be located at 645 Compass Lake Drive, Alford, Florida 32420.

Section 2. Powers. The Association shall have the rights, powers, duties and functions as set forth in the Articles of Incorporation. The affairs of the Association shall be managed and operated by the Board of Directors.

Section 3. Members. The members of the Association, their qualifications and voting rights and the manner of transferring membership shall be as set forth in the Articles of Incorporation.

ARTICLE II - DEFINITIONS

Section 1. Association. "Association" shall mean and refer to Compass Lake in the Hills Property Owners Association, Inc., its successors and assigns.

Section 2. Common Area. "Common Area" shall mean all real property owned, controlled or managed by Compass Lake in the Hills Municipal Services Taxing Unit for the common use and enjoyment of the members.

Section 3. Family. "Family" shall mean a family unit domiciled in a single residence.

Section 4. Lot. "Lot" shall mean and refer to any plot of land shown on the recorded subdivision plat or subdivided portion thereof against which is levied assessments of the Compass Lake in the Hills Municipal Services Taxing Unit.

Section 5. Member. "Member" shall mean and refer to any person entitled to membership in the Association as provided in the Articles of Incorporation of the Association.

Section 6. Subdivision. "Subdivision" shall mean and refer to Compass Lake in the Hills, Jackson County, Florida.

ARTICLE III - MEETINGS

Section 1. Meetings. All annual and special meetings of the Association membership shall be held at such place as may be permitted by law and from time to time fixed by the Board of Directors and designated in the notices of meeting.

Section 2. Annual Meetings. Annual meetings of the members of the Association shall be held during the first 15 days of May of each year at 7:00 p.m. at the McCormick Lake House or at such date, time and place as shall be fixed by the Board of Directors in the notice of the meeting. Notice of the meeting, which shall include an agenda, shall be mailed to each member not more than sixty (60) days prior and no less than fourteen (14) days prior thereto. In addition to such written notice, the Secretary shall conspicuously post notice of the annual meeting at the offices of the Association at least fourteen (14) days prior thereto. Any member in good standing can bring to the floor, if seconded by a member in good standing, any issue for a vote. The issue, if favorably approved by a vote of the members present will be forwarded for action on the agenda at the next regularly scheduled board meeting.

Section 3. Special Meetings. Special meetings of the members, for any purpose or purposes, whether or not specifically required by these Bylaws or the Articles of Incorporation may be called by the President or a majority of the Board of Directors, or on written request of members who are entitled to vote ten percent (10%) of all votes of the Association.

Section 4. Special Meeting Business. No business shall be transacted at any special meeting of the members except as stated in the written notice thereof. Notice shall be given by, or at the direction of the Secretary or other person authorized to call the meeting, by mailing a copy of such notice, not less than fourteen (14) days, but not more than sixty (60) days before the date thereof, stating the date, time and place of the meeting and the purpose or purposes thereof. Notice deposited in the mail, postage prepaid, and addressed to the members last known address according to the Association's records, within the prescribed time or, in lieu of mailing, delivered by hand to the members or left at their residences in their absence, shall suffice.

Section 5. Proof of Notice. The officer of the Association giving notice shall provide an affidavit, to be included in the official records of the Association, affirming that a notice of the Association meeting of the members was mailed or hand delivered to each owner at the last address furnished to the Association as required by these Bylaws.

Section 6. Membership Quorum. There shall be no requirement of a membership quorum for the conduct of business at any duly called meeting of members. Every act performed or decision made by a majority of votes cast by members present in person at a duly called meeting of members, shall constitute the act or decision of the Association.

Section 7. Proxies. Members shall not vote by proxy, nor shall a general power of attorney be used for voting on behalf of a member.

Section 8. Voting Certificates. When a lot has more than one owner or is owned by a corporation, association, partnership or trust, the record owners of the lot shall designate in writing one owner, or in the case of a corporation or other entity an officer of the owner, who shall be authorized to vote and represent the lot. Any record owner of a lot shall be eligible to serve as an officer or director of the Association whether designated as the lot representative on the voting certificate or not.

Section 9. Order of Business. The order of business at all meetings shall be as prescribed in the agenda prepared by the Board of Directors and submitted to the members with the notice of each meeting.

ARTICLE IV - BOARD OF DIRECTORS

Section 1. Number and Term. The number, terms of office, and provisions regarding removal and filling of vacancies of the Board of Directors shall be as set forth in these Bylaws and the Articles of Incorporation.

Section 2. Compensation. No director shall receive compensation from the Association for serving as a director.

Section 3. Recall. Any member of the Board may be recalled at any time, with or without cause, by the members of the Association in the manner provided by the Articles of Incorporation.

ARTICLE V - BOARD OF DIRECTORS-- ELECTION.

Section 1. Candidate Qualification. Any member or other eligible person desiring to be a candidate for election to the Board of Directors shall provide written notice to the Association of their intention to run at least sixty (60) days prior to the scheduled election. The Association shall place the names of those persons in good standing with the Association, who are 18 years of age or older and has filed an affidavit of intent to seek election on the ballot for election to the Board of Directors.

Section 2. Election of Directors. Election to the Board of Directors shall be by secret written ballot. At such election, the names of all nominees for all vacancies shall be posted. Members present may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles of Incorporation. There will be a single slate for all vacancies. The person(s) receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI - BOARD OF DIRECTORS MEETINGS

Section 1. Annual Meeting. The annual meeting of the Board shall be held immediately following the annual meeting of the members and at the same place.

Section 2. Regular Meetings. Regular meetings of the Board may be held at such time and place permitted by law and from time to time as may be determined by the Directors, and special meetings may be called by the President or a majority of the Board. Notice of regular and special meetings of the Board shall be given to each Director by telegram, hand delivery, or by United States mail sent at least three (3) days prior to the meeting. Members may waive notice by written consent. The Board may, by resolution duly adopted, establish regular monthly, quarterly, or semiannual meetings and said regular meeting may then be held without further notice. All meetings of the Board shall be open to the members of the Association, who shall be given conspicuously posted notice forty-eight (48) continuous hours thereof except in an emergency.

Section 3. Quorum. At all meetings of the Board, a majority shall be necessary and sufficient to constitute a quorum for the transaction of business, and the act of a majority present at any meeting shall be the act of the Board, except as may be otherwise specifically provided by statute or by the Articles of Incorporation. By waiving notice or otherwise consenting to or taking action in writing, the Board may cause such action to be taken without a formal meeting in cases of emergency; provided, however, that such waiver and consent shall be by not less than two-thirds (2/3) of all members of the Board.

Section 4. Order of Business. The order of business of all meetings of the Board shall be as prescribed in an agenda furnished each member of the Board by the President, Secretary or other officer.

Section 5. Workshops. The Board may conduct workshops as it deems appropriate from time to time, without notice, provided, however, that no votes or other actions shall be taken on any matters.

ARTICLE VII - BOARD OF DIRECTORS--POWERS AND DUTIES

Section 1. Powers and Duties. The Board shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and for the exercise of its rights, powers, duties and functions. The Board shall have the authority to sell, transfer or lease lots owned by the association without vote of the membership. Further, the Board may do or cause to be done all other lawful acts and things that are not by law, these Bylaws or the Articles of Incorporation or otherwise, directed or required to be done or exercised by the members of the Association.

Section 2. Declaration of Vacancy. The Board shall have the authority to declare the office of a member of the Board of Directors to be vacant in the event such member is absent from three (3) consecutive regular meetings of the Board of Directors. Any vacancy occurring on the Board of Directors shall be filled by election by the remaining Directors and any Director so elected shall serve for the unexpired term of his or her predecessor.

Section 3. Employees and Contractors. The Board shall have the authority to employ a manager, independent contractors, and such other employees as they deem necessary, and to prescribe their duties.

Section 4. Budget. The Board shall have the authority to propose a budget to the Board of County Commissioners of Jackson County, Florida, as Trustees of the Compass Lake in the Hills Municipal Services Taxing Unit for the management and maintenance of the common area setting forth an itemized statement of proposed receipts and disbursements for the forthcoming fiscal year, based upon previous years' experience and taking into account the general conditions of the property and facilities of the Compass Lake in the Hills Municipal Services Taxing Unit and the objectives for the ensuing year as established by the Association.

Section 5. Rules and Regulations. The Board is authorized to adopt or to amend rules

and regulations and statements of policy concerning the operation and affairs of the Association and the use and occupancy of the property owned, controlled or managed by the Association.

Section 6. Fees and Charges. The Board is authorized to establish fees, rents and charges for the use and occupancy of properties owned, controlled or managed by the Association to help defer the maintenance, management and repair of such properties.

Section 7. Fines. The Board is authorized to establish fines for the violation of the provisions of the Articles of Incorporation, Bylaws and Rules and Regulations of the Association.

ARTICLE VIII - OFFICERS

Section 1. Officers. The officers of the Association, their terms of office, the manner of election, and the method of removal and filling vacancies shall be as set forth in the Articles of Incorporation.

Section 2. President. The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the members and the Board of Directors. The President shall have the general powers and duties usually vested in the office of President, including, but not limited to, the power to appoint committees from among the members or Directors from time to time as deemed appropriate to assist in the conduct of the affairs of the Association. The President shall execute such deeds, contracts, and other instruments, in the name and on behalf of the Association and under its corporate seal, when a seal is required, except when such documents are required or permitted by law to be otherwise executed and except when the signing and execution thereof shall be delegated by the Board of Directors to another officer or agent of the Association.

Section 3. Vice-President. The Vice-President shall be vested with all of the powers required to perform all the duties of the President in the President's absence, and such other duties as may be prescribed by the Board of Directors.

Section 4. Secretary. The Secretary shall keep, or cause to be kept, the minutes of all proceedings of the Directors and the members. The Secretary shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. The Secretary shall have custody of the seal of the Association and affix it to instruments requiring a seal when duly signed. The Secretary shall keep, or cause to be kept, the records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office Secretary of an Association and as may be required by the Directors or the President.

Section 5. Treasurer. The Treasurer shall have responsibility for all property of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep, or cause to be kept, the books of the Association in accordance with good accounting practices; and shall perform all other duties incident to the office of Treasurer.

Section 6. Other Officers. The Board of Directors may create and appoint such other and additional officers as they shall, from time to time, deem necessary and appropriate to assist with the affairs of the Association.

Section 7. Removal of Officers. Any officer may be removed at any time, with or without cause, upon a favorable vote of a majority of the full Board of Directors.

ARTICLE IX - COMMITTEES

The Board of Directors may appoint such committees as it may deem appropriate in the performance of its duties.

ARTICLE X - BOOKS AND RECORDS INSPECTION

The books, records, and papers of the Association shall be subject to inspection by any member during ordinary business hours in the manner provided in Section 617.303 (5) of the Florida Statutes. The Articles of Incorporation and Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies shall be made available for sale at a reasonable price. Minutes of all meetings of the Board of Directors and of the members and the financial and accounting records of the Association shall be maintained for at least seven (7) years.

ARTICLE XI - FISCAL YEAR

The fiscal year of the Association shall be October 1 through September 30.

ARTICLE XII - AMENDMENT

An affirmative vote of not less than two-thirds (2/3) of the members voting at a duly called meeting of the members shall be necessary to adopt amendments to the Bylaws.

ARTICLE XIII - RULES OF ORDER

The rules contained in the current edition of Robert’s Rules of Order Newly Revised shall govern the Association in all cases to which they are applicable and not otherwise inconsistent with provisions of the Articles of Incorporation and Bylaws of the Association

ARTICLE XIV - SEVERABILITY

If any paragraph, sentence, clause or portion thereof or any provision of these Bylaws shall be held invalid, it shall not affect the validity of the remaining parts thereof.

The foregoing were adopted as these Amended and Restated Bylaws of THE ASSOCIATION OF COMPASS LAKE IN THE HILLS, INC., a corporation not-for-profit under the laws of the State of Florida, at a duly noticed meeting of the members on this 9th day of November, 2013

Sheila Budd _____

Secretary

APPROVED:

President, _____

Rules And Regulations

**RULES AND REGULATION OF COMPASS LAKE IN THE HILLS
PROPERTY OWNERS ASSOCIATION, INC. AS OF:
MARCH 18TH 2013**

1. RULES AND REGULATIONS-MEMBERSHIP.

EACH PERSON THAT OWNS A LOT IS A MEMBER OF THE ASSOCIATION. The terms “owner” and “member” are synonymous except where specifically stated otherwise in these Rules.

A. RECORDED DEED. When a lot ownership changes it is the responsibility of the new owner or owners to notify the Association office of such changes by providing a copy of the recorded deed.

B. RECORDED CONTRACT FOR DEED. A new owner who has acquired the property by a contract for deed must provide a copy to the Association office.

C. VOTING REPRESENTATIVE OF MULTIPLE OWNERS. Where more than one person holds an interest in a lot; one person shall be designated in writing as the voting member. The designated voting member may be changed by filing a new written designation.

D. CORPORATE OWNERSHIP. Where a corporation, partnership, trust, LLC, or other artificial person owns a lot, the officers, directors, and employees designated in writing by the corporation shall be deemed members, up to a maximum of five. Changes in said members shall be made in writing and may only be made semi-annually. A designated voting member for each lot owned by a corporation, partnership, trust, LLC, or other artificial person shall be designated in writing. The designated voting member may be changed by a new written designation filed with the Association.

E. DESIGNATED USER. Ownership entitles the member to a vote at the Annual Meeting and the use of the facilities and amenities. Further, the owners’ family has the right to use the facilities and amenities. If one lot is owned by more than one person or family, or by a corporation, partnership, trust, LLC, or other artificial person, the member designated to use the facilities and amenities shall be determined among the members themselves and may be changed by a new written designation each fiscal year. In the case of a corporation, partnership, trust, LLC, or other artificial person, no more than (5) persons shall be designated to have use and access to the facilities and amenities. In the case of a lot owned by more than one person or one family, the owners shall designate only one family to have use and access to the facilities and amenities. When a residence on a lot is rented, the member may designate the tenant living on the lot as the designated user. Written notification of the designated user must be sent to the Association office and will be kept on record there. When a new designated user is named and the Association receives the written notification, the previous named user will be removed and the new designated user will be recorded that day. A designated user is not a member of the Association.

F. USE OF MEANING OF THE TERM FAMILY. A family member would be a dependent member of the family residing in the members domicile and that member’s children.

2. FACILITIES AND AMENITIES USAGE.

A. AVAILABLE FACILITIES AND AMENITIES. The facilities and amenities at Compass Lake in the Hills are owned by the Compass Lake in the Hills Property

Association Inc. The Association has established rules and regulations governing their use for the benefit of its members. The facilities and amenities are available to Association members and their tenants and guests. Facilities and amenities are exclusive to its members, tenants, and guests except for the cabins, campground, equestrian center, driving range, restaurant, beauty salon, gazebo, docking facility, and disk golf course.

B. Preferential Use. Those facilities open to the public will provide a preference as to rates and usage. Rates for lot owners will be at least 10% less. Further, a member request for usage, when possible, will be honored first.

C. Delinquent Charges. The right of usage of all facilities and amenities, except those leased facilities, are denied to those members, tenants, and guests that are delinquent for more than 30 days in the payment of assessment fees, fines, and or charges due the Association.

D. Pets.

1. Dogs may be allowed only in the campgrounds.
2. The only dogs allowed would be non-aggressive breeds as identified by the Insurance Underwriters Association of America.
3. The owner must register with a credit card and will be informed that any damages caused by the pet will be charged against the credit card.
4. The owner is responsible for their own pet, the pet must be leashed and the owner must clean-up his pet's droppings.

E. Hours of Operation. The hours of operation for the facilities and the amenities are established by the Association and may fluctuate seasonally.

F. Children. Children under 14 years of age shall not be left unattended, and staff members and employees of the Association shall not babysit. Dependent children living in their parents homes are limited to 2 guests only and must be under constant supervision by a responsible adult at all times.

G. Use at Your Own Risk. All persons using the recreational facilities do so at their own risk.

H. Loss or Damage. Any person responsible for the loss or damage to any equipment amenity or facility shall be responsible for the cost of repairs or replacement. Rowdy, risky, or careless activities associated with the damage of property may be grounds for immediate removal and the imposition of a temporary ban on the use of facilities of up to 6 months.

I. Proper Attire and Conduct. While using Association amenities and facilities appropriate attire and conduct is required at all times. Such conduct shall include, but not be limited to, the use of profanity, excessive drinking, obscene conduct or the wearing of obscene clothes, bathing attire, or irresponsible behavior of any kind.

J. Indoor Smoking Ban. No smoking is permitted in any of the facilities or amenities owned or managed by the Association.

3. GENERAL PROCEDURES & RULES.

A. FEES AND USAGE. From time to time, and when required, Management shall recommend to the Board of Directors of the Association reasonable rules for usage, fees, deposits, and charges for use of the lodge facilities, cabins, campground, swimming pool, equestrian center, tennis courts, driving range, dock area, the main

grounds at the main lodge, beach at McCormick Lake, McCormick Lake House, and the Disk Golf Course.

B. When on campus or using any of the amenities and facilities owned or managed by the Association, members, tenants, guests, staff, and the public are required to comply with all rules governing use thereof.

C. **Revocation of Privileges.** The Association Manager or designee may withdraw the privilege of using the facilities or amenities for up to 6 months for failure to comply with the rules or the abuse of the privilege. An individual that has his or her privileges revoked or suspended has the right to appeal to the Board of Directors. The Board's decision will be final.

D. These Rules & Regulations may be changed, modified, and or supplemented by action of the Board of Directors by a majority vote at a regularly scheduled meeting.

E. When circumstances necessitate or warrant an exception, the Manager has the right to do so.

4. **MCCORMICK LAKE COMPLEX.**

A. The McCormick Lake complex includes the beach, the lodge, all parking, the pavilions, the beach area, green belt around the lake, and the boat launch.

B. **Exclusive Use.** The Board of Directors and the membership affirm the exclusive use policy for the McCormick Lake Complex. It is believed that this concept enhances the value of membership and ownership. The McCormick Lake complex is not open to the general public except as provided for in the following. Therefore, the following rules and regulations are designed to best serve the concept of exclusivity.

C. Beach Area Restrictions.

1. *The beach will only be open from daylight till dusk.*
2. *Alcoholic beverages are prohibited.*
3. *No glass containers are allowed.*
4. *No drink or food allowed within 15 feet of the water's edge.*
5. *Staying overnight is prohibited.*
6. *Appropriate attire is required. Complaints of vulgar language or inappropriate attire shall be reported to the management for administrative action.*

D. **Guest Passes.** Guest passes are for the convenience of the property owners and should be purchased at the main Lodge prior to use. The primary purpose for the Guest Pass is for those that are staying in the home of a tenant or owner. A member may have no more than 10 guest passes at any one time. The cost of the guest pass is \$2.50 per person and shall be good for 7 consecutive days. The pass must be authorized by and signed by the property owner. Guest passes are not required if the guest is accompanied by the property owner. The property owner is responsible for the conduct, actions, and damages of his guests.

E. **Vehicle Identification.** All vehicles at McCormick Lake shall display the appropriate Compass Lake in the Hills Property Association identification at all times. Such identification can be obtained at the main lodge.

F. Rental Policy.

Pavilion Rentals. Half or all of the large pavilion and or the smaller pavilion may be reserved with a rental fee by members for their tenants. Reservations for the large pavilion may be made in advance. Reservations for the smaller pavilion may be made up to 1 month in advance. The pavilions may not be reserved by the

same family or group for any 2 consecutive weekends unless it is available 3 days in advance of the second reservation.

G. McCormick Lake Lodge Rental.

- 1. McCormick Lake Lodge shall be limited to 2 rentals per month by the same individual member or member organization.*
- 2. Reservation and Capacity. Reservations can be made in advance for the McCormick Lake House. The capacity for the facility is 96 persons. The capacity shall not be exceeded.*
- 3. The Lake House is available for rent on a first come first serve basis by members and tenants.*
- 4. Alcoholic drinks may be consumed in the Lake House and the front deck of the Lake House for scheduled events and association activities.*
- 5. Clean up. The person or group using the Lake House is responsible for the complete clean-up of the facility and equipment and for any damages.*
- 6. Property owner functions shall be exempt from rental fees and reservation time-tables.*
- 7. The users of the Lake House or the pavilions shall be responsible for the set-up and the clean-up of the area.*
- 8. No gasoline motors can be operated on McCormick Lake. If a boat has a gasoline motor it must not leak and be in the out-of-water position. The operation of a gasoline motor on McCormick Lake would mandate and require a 1 year loss of all privileges.*

CONTACT INFORMATION

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