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After recording, return to:

SUN AIR NORTH RV ASSOCIATION, INC.  
 61 Fairview Dr. S  
 Haines City, FL 33844

**2024 AMENDED AND RESTATED**  
**BY-LAWS**  
 OF  
 SUN AIR NORTH RV ASSOCIATION, INC.

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RECITALS

A. The Association is subject to the 2020 Amended and Restated By-Laws of OF SUN AIR NORTH RV ASSOCIATION, INC. (the "By-Laws") recorded in O.R. Book 11147, page 1852 - 1857, of the Public Records of Polk County, Florida, the Articles of Incorporation (the "Articles") on file with the Secretary of State of Florida, and amended and restated Sun Air North Recreational Vehicle Subdivision Restrictive Covenants and Restrictive Conditions, recorded in Official Records Book 11147, Pages 1858 - 1866, public records of Polk County, Florida (the "Declaration"), as amended and extended (together collectively referred to as the "Governing Documents") and

WHEREAS, at a meeting of the members of SUN AIR NORTH RV ASSOCIATION, INC., held on February 26, 2022, it was resolved that the AMENDED AND RESTATED BY-LAWS OF SUN AIR NORTH RV ASSOCIATION, INC., be further amended: recorded on February 28, 2022 in Book 12135 Pages 1311-1316, by the SUN AIR NORTH RV ASSOCIATION, INC., a Florida non-profit Florida corporation (the "Association"), and

WHEREAS, at a meeting of the members of SUN AIR NORTH RV ASSOCIATION, INC., held on February 3, 2024, it was resolved that the AMENDED AND RESTATED BY-LAWS OF SUN AIR NORTH RV ASSOCIATION, INC., be further amended: recorded on February 22, 2024 in Book XXXXX Pages XXXX-XXXX, by the SUN AIR NORTH RV ASSOCIATION, INC., a Florida non-profit Florida corporation (the "Association"), and

B. The Association is responsible for enforcement of the Governing Documents.

C. Pursuant to the Article Eight of the By-Laws, the members of the Association may amend the By-Laws by a two-thirds majority vote of the members in person or by proxy at an annual or special meeting of the members.

D. Pursuant to the Governing Documents and in accordance with Chapter 720 of the Florida Statutes, these By-Laws are set forth in this Restatement and Amendment.

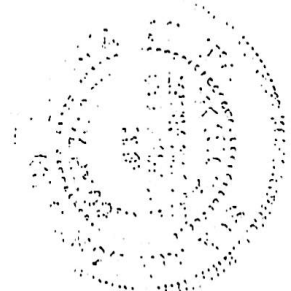
NOW THEREFORE, in consideration of the premises and other good and valuable consideration the Association hereby declares:

1) The following administrative changes and correction to the By-Laws are hereby incorporated into and made a part of the Association's Governing Documents as defined in the Florida Statutes, and shall be binding on all parties having any right, title, or interest in the lots, properties or land.

#### Article One

##### Organization

- 1) The name of this organization shall be Sun Air North RV Association, Inc.
- 2) The organization shall have a seal which shall be in the following form:



- 3) The Association may at its pleasure, by a vote of the membership body, change its name by two-thirds (2/3) vote of total members by person or proxy, requiring twenty (20) members to be present in person.

#### Article Two

##### Purpose

The purpose for which this Association has been organized is to manage and carry out to best of our ability any and all Sun Air North RV Subdivision Restrictive Covenants and Restrictive Conditions as filed with the County of Polk, State of Florida.

These Restrictive Covenants and Restrictive Conditions become a permanent part of the By-laws to Article Two of this Association. Any changes in the Restrictive Covenants and Restrictive Conditions can only be made by a two-thirds (2/3) majority vote of the property owners present and by proxy at the annual meeting or special meeting as called by the Directors.

### Article Three

#### Membership and Dues

Membership in this Association is required of all who own lots in Sun Air North RV Subdivision, limiting one vote per lot. The annual dues are stipulated and approved by two-thirds (2/3) majority vote of the membership present at the annual meeting. Dues of this organization as of the date of these bylaws are Two Hundred Ten (\$210.00) dollars per annum and dues shall be payable on the first day of January.

### Article Four

#### Assessments

Should required additional funding beyond budgetary boundaries be determined by the Board of Directors, a special assessment may be presented to the membership at an annual meeting or a special meeting, and such an assessment must be approved by a two-thirds (2/3) majority vote of the members present.

### Article Five

#### Meetings

- 1) The annual meeting of the Association shall be held during the months of January or February at such place and on such date as may be determined by the Board of Directors. Election of directors, establishment of annual dues and a financial report will be included on the agenda of this meeting.

- 2) Special meetings of the Association may be scheduled by the Board of Directors, or by twenty (20) Association members, by requesting to hear special issues that may have impact on the Association. No other business but that specified in the special meeting notice may be transacted at such meeting without the unanimous consent of all present at such meeting.
- 3) No less than two (2) weeks and no more than forty (40) days notice must be given for all Association membership meetings.
- 4) The presence of not less than twenty (20) members entitled to vote shall constitute a quorum at any Association meeting. Two-thirds (2/3) majority of those present at a scheduled meeting are required to decide an issue.
- 5) The organization meeting, at which they will elect their president, vice president, secretary, and treasurer, shall be held as soon as possible after the Association Annual Meeting.
- 6) The president or two (2) board members may schedule special meetings of the Board of Directors.
- 7) A majority of the Board of Directors must be present at a Board of Directors Meeting to have a quorum. A majority of the total Board of Directors, whether present or not, is required to decide an issue.
- 8) Board of Directors meetings shall be held regularly once a month, October, November, December, January, February, March, and April.
- 9) The conduct of business at all meetings of the Association, its Board of Directors, and all committees, except as otherwise provided by law or these bylaws, shall be governed by and in accordance with Robert's Rules of Order Revised.

## Article Six

### Board of Directors

- 1) The seven (7) person Board of Directors shall consist of five (5) elected members plus two appointed voting privileged members. As soon as possible after the annual meeting, the five (5) elected directors shall devise a method by which three (3) of the elected directors will serve a term ending on odd numbered years, and two (2) for a term ending on even numbered years. The five (5) elected Board of Directors shall then appoint the two additional members for a year term ending with next annual meeting, thus bringing the board membership total to seven (7) members.
- 2) In the event a board member would resign or be removed; the Board of Directors shall appoint a member to fill the vacancy until the next annual meeting.
- 3) The Board of Directors shall approve all Committees and Committee Chair appointments that are made by the president.

## Article Seven

### Administration

- 1) The officers, president, vice president, secretary, and treasurer, as elected by the Board of Directors shall conduct the day to day affairs of the Association and carry out the duties normally ascribed to the responsibility of their respective office.
- 2) The Board of Directors, at its discretion, may contract with, or appoint, a person or agent to perform specified duties relating to the keeping of membership records and/or finances.
- 3) All Directors and Committee Heads will be indemnified by the Association against all expenses and liabilities, including fees reasonably incurred by or imposed upon them in connection with any proceeding by which they may become involved as a result of having taken action on behalf of the Association.
- 4) No Director or Committee head shall be paid for their services. Any expenses incurred on behalf of the Association shall be reimbursed.
- 5) The Board of Directors shall be limited to spending only the amount of the budgetary limits approved by the membership at the annual meeting.

## Article Eight

Amendments

These bylaws may be amended by vote of a two-thirds (2/3) majority of members at any special scheduled or annual meeting. These administrative changes; restructuring and correction of Article three were adopted February 1, 2022.

Article Nine

Dissolution

The Association shall use its funds only to accomplish the purposes specified in these bylaws and no funds shall be used, or be distributed to the Association members. On dissolution of the Association, any funds remaining shall be distributed to one or more regularly organized and qualified non-profit organization to be selected by the Board of Directors.

CERTIFICATION OF AMENDMENT TO BY-LAWS

I hereby certify that the By-Laws were amended and restated as set forth above following the annual meeting held on February 3, 2024.

Witnesseth:

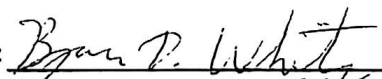
Certified and Acknowledged by:

Name: Richard Neilson

By:   
Print Name: Richard Neilson

As Its: President/Director

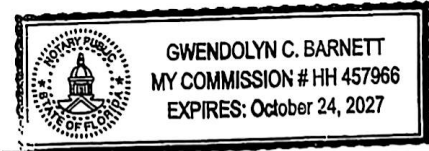
Name: BRYAN D. WHITNEY

By:   
Printed Name: Bryan D. Whitney  
As Its: Secretary/Director

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing Amendment and Restatement to the By-Laws was acknowledged before me this 22nd day of February, 2024, by Richard Neilson and Bryan D. Whitney, the President and Secretary of SUN AIR NORTH RV ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation, who is personally known to me or produced FDL & FL DL as identification, and who did not take an oath.

NOTARY STAMP



*[Handwritten Signature]*  
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Notary Public