

**BYLAWS OF TIDE CREEK LANDING HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION**

ARTICLE I - NAME AND LOCATION

The name of the corporation is TIDE CREEK LANDING HOMEOWNERS ASSOCIATION, INC. (sometimes referred to hereafter as "Association"). The principal office of the Association shall be located at 84 Turtle Creek Lane, Panacea, Florida, 32346, or such other place as may be subsequently designated with the State of Florida, Department of State, but meetings of Members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

ARTICLE II – DEFINITIONS

Section 1. "Association" shall mean and refer to TIDE CREEK LANDING HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation, its successors and assigns.

Section 2. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 3. "Declarant" shall mean and refer to PANFLA Development, L.P., a Tennessee Limited Partnership, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 4. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the Subdivision and recorded on November 22, 2002, in the Official Records Book 464, Page 690, of the Public Records of Wakulla County, Florida, and all amendments and additions thereto.

Section 5. "Lot" shall mean any plot of land shown on the recorded subdivisions plat with the exception of the Common Area and parts marked "not included".

Section 6. "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

Section 7. "Owner" shall mean and refer to the record owner, according to the Public Records of Leon County, Florida, whether one or more persons or entities, of the fee simple title to any Lot situated within the Subdivision, as more fully described and defined in Article I, Section 12, of the Declaration.

Section 8. "Subdivision" shall mean and refer to those certain tract(s) of real property described in the Declaration, and such additions thereto as may be brought within the jurisdiction of the Association pursuant to the provisions of the Declaration.

Section 9. "Bylaws" shall mean these Bylaws of the Association.

ARTICLE III - MEETINGS OF MEMBERS

Section 1. Annual Meetings. The annual meetings of Members of the Association shall be held in the month of June or determined by the Board each year on a date and at a time determined by the Board of Directors.

Section 2. Special Meetings. Special meetings of Members may be called at any time by the president or by the Board of Directors, or an written request of Members who are entitled to vote one-fourth of all votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of Members 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, postage prepaid, at least fourteen days (14) or as allowed by statute before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of receiving notice. Such notice shall specify the day, hour and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting, in person or by proxy, of the Members entitled to cast thirty-percent (30%) of the votes of each class of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declaration, the Articles of Incorporation, or these Bylaws. If a quorum is not present at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Proxies shall be revocable, and the proxy of any Owner shall automatically terminate on conveyance by the Owner of a Lot.

ARTICLE IV - BOARD OF DIRECTORS - TERM OF OFFICE; FIRST ELECTION; REMOVAL

Section 1. Number. The affairs of the Association shall be managed by a board of as few as three (3) and as many as five (5) directors, all of whom shall be Members of the Association.

Section 2. Term of Office. Members of the Board of Directors shall serve two (2) year terms. The number of directors shall be divided into two (2) classes, the numbers of which shall be as nearly equal as possible. The terms of directors of each class shall be staggered.

Section 3. Removal. Any director may be removed from the board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation, or removal of a director, a successor shall be selected by the remaining members of the board and shall serve for the unexpired term of the predecessor.

Section 4. Compensation. No director shall receive compensation for any service rendered to the Association. However, any director may be reimbursed for actual expenses incurred in the performance of duties.

ARTICLE V - BOARD OF DIRECTORS - NOMINATION AND ELECTION

Section 1. Nomination. Nomination for election to the Board of Directors shall be by nominating committee. However, nominations may also be made from the floor at any annual meeting of Members. The nominating committee shall consist of a chairman who shall be a member of the board of directors, and two or more Members of the Association. The committee shall be appointed by the Board of Directors prior to each annual meeting to serve from the close of such meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The nominating committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but in no event shall it nominate less than the number of vacancies to be filled.

Section 2. Election. Election to the Board of Directors shall be by proxy or ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Persons receiving the largest number of votes shall be elected. Cumulative voting is permitted, provided that any Member who intends to cumulate votes must give written notice of such intention to the secretary of the Association on or before the day preceding the election at which such Member intends to cumulate votes.

ARTICLE VI - BOARD OF DIRECTORS – MEETINGS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held as needed and at least bi-annually, at such place and hour as may be fixed from time to time by resolution of the board. In the event the regular date for a meeting falls on a legal holiday, such meeting shall be held at the same time on the next following day that is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days, notice to each director.

Section 3. Quorum. A majority of the directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the board.

ARTICLE VII - BOARD OF DIRECTORS - POWERS AND DUTIES

Section 1. Powers. The Board of Directors shall have power to:

Adopt and publish rules and regulations governing the use of the Common Areas and facilities including the personal conduct of the Members and their guests thereon; and to establish penalties for infractions of such rules and regulations;

Suspend the voting rights and right to use of the recreational facilities of any Member during any period in which such Member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty (30) days, for any breach by a Member of any obligation owed by a Member under the Declaration or these Bylaws, or any infraction of published rules and regulations;

Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the Association and not specifically reserved to the membership by the Declaration, Articles of Incorporation, or by other provisions of these Bylaws;

Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent from three (3) consecutive regular meetings of the Board of Directors or in the event that such member has neglected his or her office as determined by the Board of Directors;

Employ a manager, independent contractors, agents, experts, and such other employees as deemed necessary, to prescribe their duties, and which may assist in fulfilling the duties of each of the officers.

Consistent with Florida law, suspend for a reasonable period of time the rights of a Member or Member's tenants, or the guests or invitees thereof, to use Common Areas and facilities for violations of the Declaration, the Articles, the Bylaws or rules of the Association.

Consistent with Florida law, levy reasonable fines against any Member for any violation of the Declaration, the Articles, the Bylaws or rules of the Association by that Member or the Member's tenants, guests, or invitees.

Section 2. Duties. It shall be the duty of the Board of Directors to:

Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at each annual meeting, or at any special meeting at which such a statement is requested in writing by a majority of the Members entitled to vote thereat;

Supervise all officers, agents, and employees of the Association and see to it that their duties are properly performed;

As more fully provided in the Declaration:

Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of annual assessment period; and

Foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date, or bring an action at law against the Owner personally obligated to pay the same.

Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The board may impose a reasonable charge for the issuance of these certificates;

Procure and maintain adequate liability and hazard insurance on all property owned by the Association as may be required by Florida law;

Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

Cause the Common Area to be maintained.

ARTICLE VIII - OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of the Association shall be: a president, who shall at all times be a member of the Board of Directors; a vice president; a secretary; a treasurer; and such other officers as the board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of Members.

Section 3. Term. The officers of the Association shall be elected annually by the board. Each shall hold office for a term of one (1) year unless he or she shall sooner resign, be removed, or otherwise be disqualified to serve.

Section 4. Special Appointments. The board may elect such other officers as the affairs in the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the board, from time to time, may determine.

Section 5. Resignation and removal. Any officer may be removed from office by the board at any time with or without cause. Any officer may resign at any time by giving written notice to the board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the board. The officer appointed to such vacancy shall serve for the unexpired term of the officer replaced.

Section 7. Multiple Offices. Unless approved by the Board in advance and only in the case where there are an insufficient number of directors to fill one office position, no person shall

simultaneously hold more than one of any of the other offices, except in the case of special offices created pursuant to Section 4 of this Article. Furthermore, at no time shall the office of treasurer be filled by the same director serving as president or vice president.

Section 8. Duties. The duties of the officers are as follows:

President. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and shall cosign all checks and promissory notes.

Vice President. The vice president shall act in the place of the president in the event of the president's absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required by the board.

Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the board and of the Members; keep the corporate seal of the Association and affix it to all papers so requiring; serve notice of meetings of the board and of Members; keep appropriate current records showing the Members of the Association together with their addresses; and perform such other duties as may be required by the board or by law.

Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all funds of the Association, and shall disburse such funds as directed by resolution of the Board of Directors; shall, with the president or with the vice president acting in capacity as president, sign all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year; and shall prepare an annual budget, with input from the entire Board, and statement of income and expenditures, a copy of which documents shall be delivered to each Member, and a report on which shall be given at the regular annual meeting of Members.

ARTICLE IX – COMMITTEES

The Board of Directors shall appoint a nominating committee as provided in Article V of these Bylaws and an Architectural Control Committee as provided in Article VI of the Declaration. In addition, the Board of Directors may appoint such other committees as it may deem appropriate in the performance of its duties. If a finance committee is created, the treasurer shall be the chair of the finance committee.

ARTICLE X – ASSESSMENTS

As more fully provided in Article IV of the Declaration, each Member is obligated to pay to the Association annual and special assessments, which are secured by a continuing lien on the property against which such assessments are made. Any assessments that are not paid when due are considered delinquent. If an assessment is not paid within thirty (30) days after the due date, the assessment bears interest from the date of delinquency as set forth in Article IV, Section 8, of the Declaration, and the Association may bring an action at law against the Owner personally obligated to pay the same, or may foreclose the lien against the property. Interest, costs, late fees

and reasonable attorney fees of any such action shall be added to the amount of any assessment due.

No Owner may waive or otherwise escape liability for assessments by non-use of the Common Area or abandonment of the Lot. Furthermore, the Owner remains liable for any assessment or other charge until no longer considered an Owner of the property as evidenced by a conveyance or other record affecting ownership duly recorded in the Public Records of Wakulla County, Florida.

ARTICLE XI - BOOKS AND RECORDS; INSPECTION

The books, records, papers of the Association shall be subject to inspection by any Member during ordinary business hours. The Declaration, 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.

ARTICLE XII - CORPORATE SEAL

The Association may have a corporate seal. If the Association has a corporate seal, it shall be in circular form having within its circumference the words: TIDE CREEK LANDING HOMEOWNERS ASSOCIATION, INC.

ARTICLE XIII - FISCAL YEAR

The fiscal year of the Association shall be January 1 through December 31 except that the first fiscal period shall begin on the date of incorporation and shall end on December 31 of the year of the incorporation or as determined by the majority of the Board of Directors of the Association.

ARTICLE XIV – AMENDMENTS

These Bylaws may be amended or altered by majority vote of the Board of Directors of the Association.

ARTICLE XV – CONFLICTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.


ARTICLE XVI - FHA/VA APPROVAL

As long as there is Class B membership amendment shall require approval of FHA or VA as the case may be.

ARTICLE XVII – FURTHER ENFORCEMENT REMEDIES

In addition to the means for enforcement provided in the Declaration, Articles, Bylaws, or rules of this Association, or by Florida law, the Board, on behalf of the Association and pursuant to Section 720.305 of the Florida Statutes, shall have the right to (I) levy fines, or (ii) suspend the rights of a Member to use the Common Areas and facilities (collectively, the “Remedies”) as herein provided against a party, its Owner, occupant, licensee, or invitee. Fines shall not exceed \$100 per day per violation and \$5,000 in the aggregate per violation. Fines may become a lien on a Lot, which may be foreclosed.

I, Nancy Chandler, being the secretary of the Board of Directors of Tide Creek Landing Homeowners Association, Inc., hereby certify that these Bylaws were duly adopted on this 8th of June 2013.



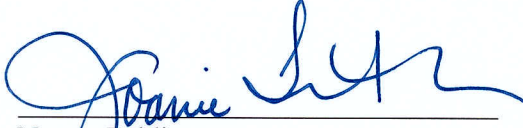
Ron Brower
Vice-President



Nancy Chandler
Secretary

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 10th day of June 2013, by Ron Brower and Nancy Chandler who are personally known to me.



Notary Public

