

BY-LAWS OF  
THE CROSSINGS LANDOWNERS ASSOCIATION, INC.

A corporation not for profit under  
the Laws of the State of Florida

1. Identity. These are the By-Laws of THE CROSSINGS LANDOWNERS ASSOCIATION, INC., herein called the Association, a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the Office of the Secretary of State on the 2nd day of AUGUST, 1978. The Association has been organized for the purpose of holding title in fee simple to the Common Areas and administering the operation and management of the LOTS and Common Areas of the lands known as THE CROSSINGS and any Common Areas outside of THE CROSSINGS and all of the community facilities located upon said lands. The Association will administer the operation and management of said LOTS and Common Areas and community facilities pursuant to these By-Laws and the Declaration of Restrictions of THE CROSSINGS.

1.1 The office of the Association shall be at  
or at such other place or places as the Board of Directors may determine from time to time.

1.2 The fiscal year shall be the calendar year.

1.3 The seal of the Association shall have inscribed thereon the name of the Association, the year of its organization and the words, "corporation not for profit". Said seal may be used by causing it, or a facsimile thereof, to be impressed, affixed, or otherwise reproduced upon any instrument or document executed in the name of the Association.

2. Membership and Members' Meetings.

2.1 Qualification. The members of the Association shall consist of all of the record owners of residential LOTS which are located within the lands known as THE CROSSINGS, and such membership shall become effective immediately upon a party becoming a record title owner of a LOT within THE CROSSINGS. Additional Members of the Association may be added by an expansion of the jurisdiction of the Association over other lands as provided in the Declaration of Restrictions of THE CROSSINGS and/or the Articles of Incorporation of the Association.

2.2 Change of Membership. Change of membership in the Association shall be established by recording in the Public Records of Broward County, Florida, a deed or other instrument establishing a record title to a LOT within THE CROSSINGS, the grantee in such instrument thereby immediately becoming a member of the Association in the place and stead of the prior owner. The membership of a prior owner shall thereby and simultaneously be terminated.

2.3 The annual members' meeting shall be held at the office of the Association at 7:30 p.m. Eastern Standard Time, on the second Friday in November of each year commencing November 1979 for the purpose of electing directors and transacting any other business; provided, that if the date for the first annual meeting of members subsequent to relinquishment of control by Subdivider is less than six months after the first election of directors by the membership of the Association, the first annual meeting shall not be held, and the directors first elected by the membership of the Association shall serve until the date for the next following annual meeting.

2.4 Special members' meetings shall be held at the office of the Association whenever called by the President or Vice-President or by a majority of the Board of Directors, and/or by members entitled to cast one-third of the votes of the entire membership. The business conducted at a special meeting shall be limited to that stated in the notice of meeting.

2.5 Notice of all members' meetings shall state the time and place and the objects for which the meeting is called shall be given by the President or Vice-President or Secretary, unless waived in writing. Such notice shall be written or printed and shall state the time and place and object for which the meeting is called. Such notice shall be given to each member not less than ten (10) days, or ~~more than sixty (60) days~~ prior to the date set for such meeting, ~~which notice shall be mailed or presented personally to each member within said time.~~ If presented personally, receipt for such notice shall be signed by the member, indicating the date on which such notice was received by him. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears on the records of the Association and the postage thereon prepaid. Proof of such mailing shall be given by the affidavit of the person giving the notice. Any member may, by written notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member.

✓ 2.6 A quorum at members' meetings shall consist of the presence in person or by proxy of a majority of the votes of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except where approval by a greater number of members is required by the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation or these By-Laws.

## 2.7 Voting.

1. In any meeting of members, the owners of LOTS shall be entitled to cast one vote for each LOT so owned, provided that,

A. If a LOT is owned by one person his right to vote shall be established by the roster of LOT owners kept by the Secretary of the Association. If a LOT is owned by more than one (1) person, or is under lease, the person entitled to cast the vote for the LOT shall be designated by a certificate signed by all of the record owners of the LOT according to the roster of LOT owners and filed with the Secretary of the Association. If a LOT is owned by a corporation, the person entitled to cast the vote for the LOT shall be designated by a certificate signed by the President or Vice-President of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the LOT concerned takes place, and in the event that such change of ownership transpires, such change of ownership shall be evidenced by the recording of the deed transferring title to the subject LOT amongst the Public Records of Broward County, Florida. A certificate designating the person entitled to cast the vote of a LOT may be revoked by any owner thereof. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum or for any other purpose.

B. There shall be two (2) classes of voting membership until the Class B Member shall be deemed to be a Class A Member as hereinafter provided. The Classes of voting membership shall be as follows:

(1) Class A. Class A membership shall be all those members as above defined with the exception of the Subdivider. Class A members shall be entitled to one (1) vote for each LOT or portion thereof in which they hold the interest required for membership as above indicated. When more than one (1) person or entity holds such interest or interests in any LOT or portion thereof, all such persons or entities shall be members and the vote for such LOT or portion thereof shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such LOT or portion thereof.

(2) Class B. ~~Class B members shall be the Subdivider (his successors or assigns).~~ The Class B member shall be entitled to five (5) votes for each LOT in which it holds the interest required for membership as above indicated, provided that the Class B membership shall cease and become converted to Class A membership upon the happening of either of the following:

(a) when the total \_\_\_\_\_ outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or:

(b) ten (10) years from the date of these By-Laws.

From and after the happening of either of the above, the Class B member shall be deemed to be a Class A member entitled to one (1) vote for each LOT or portion thereof in which he holds the interest required for membership. However, at the discretion of the Class B member it may be converted to a Class A member by a writing so stating, at any prior time.

2.8 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated thereon and must be filed with the Secretary before the appointed time of the meeting, or any adjournment thereof.

2.9 Adjourned meetings. If any meeting of members cannot be organized because a quorum is not present, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

2.10 At meetings of the membership, the President shall preside, or in his absence, the Vice-President shall preside, or in the absence of both, the membership shall select a chairman.

2.11 The order of business at annual members' meeting shall be:

1. Determination of chairman of the meeting.
2. Calling of the roll and certifying of proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.
5. Reports of officers.
6. Reports of committees.
7. Election of inspectors of election.
8. Election of directors.
9. Unfinished business.
10. New business.
11. Adjournment.

2.12 Proviso: Provided, however, that until the Subdivider has completed all of the contemplated improvements and closed sales of all of the LOTS which may come under the jurisdiction of this Association or until the Subdivider elects to terminate its control of the Association, which ever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless expressly approved in writing by the Board of Directors.

### 3. Directors.

3.1 Membership. The affairs of the Association shall be managed by a board of a number of directors to be determined as follows:

1. Five (5) directors initially which number shall remain the same until the Subdivider has relinquished control as hereinafter provided for and the first election for members of the Board is held.

2. Five (5) directors to be elected at the first election of directors.

3. The number of directors shall remain at five (5) unless said number shall be changed by a vote of the Association membership at a meeting to be held at least six months prior to the time for the election of the Board of Directors.

3.2 Election of directors shall be conducted in the following manner:

1. Election of directors shall be held at the annual members' meeting.

2. A nominating committee of five (5) members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members' meeting. The committee shall nominate one person for each director then serving or to serve as may be adjusted by a vote of the membership as hereinabove provided. Other nominations may be made from the floor.

3. The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

~~4. Except as to vacancies resulting from the removal of a director or directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.~~

5. Any director may be removed by concurrence of two-thirds (2/3) of the votes of the entire membership at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

3.3 The term of each director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

3.4 The organizational meeting of a newly-elected board of directors shall be held within ten (10) days after their election at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

3.5 Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the directors. Notice of regular meetings shall be given to each director personally or by mail or by telephone or telegraph at least three (3) days prior to the day named for such meeting.

3.6 Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3) of the directors. Not less than three (3) days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

3.7 Waiver of Notice. Any director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

3.8. A quorum at directors' meetings shall consist of a majority of the Board of Directors. The acts approved by a majority of the those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except where approval by a greater number of directors is required by the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation or these By-Laws.

3.9 Adjourned meetings. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

3.10 Joined meeting by approval of minutes. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum.

3.11 The presiding officer of directors' meetings shall be the Chairman of the Board if such an officer has been elected; and if none, the President shall preside. In the absence of the presiding officer, the directors shall designate one of their number to preside.

3.12 The order of business at directors' meetings shall be:

1. Calling of roll.
2. Proof of due notice of meeting.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers and committees.
5. Election of officers.
6. Unfinished business.
7. New business.
8. Adjournment.

3.13 Directors' fees, if any, shall be determined by the members.

4. Powers and duties of the Board of Directors.

4.1 All of the powers and duties of the Association existing under the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation and these By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by LOT owners when such is specifically required. Such powers and duties of the directors shall include, but shall not be limited to the following, subject, however, to the provisions of the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation and these By-Laws.

1. To purchase insurance upon the Common Areas and common property of the Association, which shall include but not be limited to furniture, office equipment and recreational facilities, and workmens' compensation insurance as required by the laws of the State of Florida and to purchase additional insurance, which the Association in its discretion deems advisable, for the protection of the Association and its members.

2. To contract for management of the Common Areas and any community facilities and to delegate to the contractor all powers and duties of the Association except such as are specifically required by the Declaration of Restrictions of THE CROSSINGS or these By-Laws to have approval by the Board of Directors or the members of the Association.

3. To acquire and enter into agreements whereby it acquires leaseholds, memberships and other possessory or use interests in lands, or facilities whether or not contiguous to the lands of THE CROSSINGS intended to provide for the enjoyment, recreation or other use and benefit of the LOT owners, and to declare expenses in connection therewith to be common expenses.

4. To pay all costs of power, gas, water, sewer and other utility services, including the maintenance of drainage facilities, rendered to the lands known as THE CROSSINGS and not billed to the owners of the separate private LOTS.

5. To enforce by legal means, the provisions of the Articles of Incorporation and By-Laws of the Association, the Declaration of Restrictions of THE CROSSINGS and the regulations hereinafter promulgated governing the use of the Common Areas and community facilities.

6. To make and collect assessments, including specific LOT assessments as provided in the Declaration of Restrictions of THE CROSSINGS, against members of the Association to defray costs, expenses and losses of the Association.

1. maintain and operate retention tanks and other drainage facilities located on the Easement Parcel as that term is defined in the Declaration of Restrictions of THE CROSSINGS.

4.2 The Board of Directors shall adopt such rules and regulations relative to the Commons Areas and community facilities as they shall deem necessary and proper from time to time; provided, however, that the Subdivider reserves the right to establish such rules and regulations until such time as the Subdivider terminates its control of the Association.

4.3 The undertakings, leases and contracts authorized by the initial Board shall be binding upon the Association in the same manner and with the same effect as though such undertakings, leases and contracts had been authorized by the first Board of Directors, duly elected by the membership after the Subdivider has relinquished control of the Association, notwithstanding the fact that members of the initial Board of Directors may be directors or officers of, or otherwise associated with the Subdivider, or other entities doing business with the Association.

## 5. Officers.

5.1 The executive officers of the corporation shall be a President, who shall be a director; a Vice-President, who shall be a director; a Treasurer; a Secretary and an Assistant Secretary, all of whom may be peremptorily removed by vote of the directors at any meeting by concurrence of a majority of all of the directors. Any person may hold two or more offices except that the President shall not also be the Secretary or an Assistant Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

5.2 The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of president of an association, including but not limited to, the power to appoint committees from among the members from time to time, as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.

5.3 The Vice-President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also assist the President generally and exercise such other powers and perform such other duties as shall be prescribed by the directors.

5.4 The Secretary shall keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly executed. He shall keep the records of the Association; except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

5.5 The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. He shall submit a Treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer.

5.6 The compensation of all officers and employees of the Association shall be fixed by the directors. The provision that directors' fees shall be determined by the members shall not preclude the Board of Directors from employing a director as an employee of the Association, nor preclude the contracting with a director for the management of the condominiums.

Association set forth in the Declaration of Restrictions of THE CROSSINGS and Articles of Incorporation shall be supplemented by the following provisions:

6.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts which shall include, but not be limited to, the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

1. Current expenses, which shall include all receipts and expenditures to be made within the year for which the budget is made, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves or to betterments. The balance in this fund at the end of the year shall be applied to reduce the assessments for current expenses for the succeeding year.

2. Reserve for deferred maintenance, which shall include funds for maintenance items which occur less frequently than annually.

3. Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

4. Betterments, which shall include the funds which may be used for capital expenditures for additional improvements or additional personal property.

5. The Board of Directors, upon a two-thirds (2/3) vote of its membership shall have the authority, during a budget year, to transfer funds which, in its discretion, it deems unnecessary to hold for the purposes of a particular account, to and for the use of another purpose in another account.

6.2 Budget. The Board of Directors shall adopt a budget, according to good accounting practices, for each calendar year which shall include the estimated funds required to defray the common expenses and to provide and maintain funds for accounts and reserves including but not limited to the following:

1. Current expense. Current expense shall include all funds and expenditures to be made within the year for which the funds are budgeted and may include a reasonable allowance for contingencies and working funds. The balance in this fund at the end of the year shall be applied to reduce the assessments for current expenses for the succeeding year, or to fund reserves.

2. Reserve for Deferred Maintenance. Reserve for deferred maintenance shall include funds for maintenance items which occur less frequently than annually.

3. Reserve for Replacement. Reserve for replacement shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

4. Betterments, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property which will be part of the Common Areas, the amount for which shall not exceed Five Thousand Dollars (\$5,000.00); provided, however, that in the expenditure of this fund no sum in excess of Two Thousand Dollars (\$2,000.00) shall be expended for a single item or purpose unless such betterment has been approved by seventy-five percent (75%) of the votes of all members of the Association.

5. It is further provided that until the Subdivider, its successors, nominees and/or assigns has completed all of the contemplated improvements and closed sales of all LOTS which may be under the jurisdiction of this Association, or until the Subdivider, its successors, nominees and/or assigns elects to terminate its control of the Association, which ever shall first occur, there shall be no requirement that there be provision in the budget nor assessments made for reserves or betterments, although the Subdivider, its successors, nominees and/or assigns, may, in its sole discretion, make provision for same.

BUDGET

6. Copies of the budget and proposed assessments shall be transmitted to each member on or before the first day of December preceding the year for which the budget is made. If the budget is subsequently amended, a copy of the amended budget shall be furnished to each member. Delivery of a copy of any budget or amended budget to each member shall not affect the liability of any member for any such assessment; neither shall delivery of a copy of such budget or amended budget be considered as a condition precedent to the effectiveness of said budget, and assessments levied pursuant thereto, and nothing herein contained shall be construed as restricting the right of the Board of Directors, at any time in its sole discretion, to levy additional assessments in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management, or in the event of emergencies.

6.3 Assessments for Common Expenses. Assessments against the LOT owners for their share of the common expenses shall be made for the calendar year annually in advance on or before the 20th day of December preceding the year for which the assessments are made. Such assessments shall be due in one annual installment, on the first day of January of the year for which the assessments are made. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment, and the annual installments thereon shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments therefor may be amended at any time by the Board of Directors. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due and payable in equal monthly installments for the full months remaining in the assessment year. However, the Board of Directors, in its sole discretion, may change the annual assessment to be payable in equal monthly installments which will be due on the first day of January and on the first day of each month thereafter of the year for which the assessments are made. Such decision to collect the annual assessment monthly shall not preclude the Board of Directors right to later collect the annual installment by one (1) annual payment as hereinabove provided.

6.4 Assessments for charges. Charges or special assessments by the Association, should such be required by the Board of Directors, shall be levied in the same manner as hereinbefore provided for regular assessments and shall be payable in the manner determined by the Board of Directors.

6.5 Acceleration of assessment installments upon default. If a LOT owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice thereof to the LOT owner and thereupon, the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after delivery thereof to the unit owner, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

6.6 Assessments for emergencies. Assessments for common expenses for emergencies that cannot be paid from the annual assessments for common expenses shall be due only after fifteen (15) days notice to the LOT owners concerned and shall be paid in such a manner as the Board of Directors of the Association may require in the notice of assessment.

6.7 The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

6.8 A Financial report of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the report shall be furnished to each member not later than April 1 of the year following the year for which the report is made upon request by the member.

6.9 Fidelity Bonds may be required by the Board of Directors from all persons handling or responsible for Association funds. The amount of such bonds and the sureties shall be determined by the Directors. The premiums on such bonds shall be paid by the Association as allocated by the Board.

6.10 The termination of membership in the Association by transfer of deed, or otherwise, shall not relieve or release any such former owner or a member from a liability or obligation incurred under or in any way connected with THE CROSSINGS during the period of such ownership and membership, or impair any rights or remedies which the Association may have against such former owner and member arising out of, or in any way connected with, such ownership and membership and the covenants and obligations incident thereto.

## 7. Rules and Regulations:

7.1 As to Common Areas. The Board of Directors may, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use, maintenance, management and control of the Common Areas of THE CROSSINGS and any facilities or services made available to the LOT owners. The Board of Directors shall, from time to time, post in a conspicuous place on the Common Areas properties, a copy of the rules and regulations adopted from time to time by the Board of Directors, if there is an appropriate place for said posting.

## 8. Registers.

8.1 The Secretary of the Association shall maintain a register in the Association office showing the names and addresses of members. It shall be the obligation of the individual members to advise the Secretary of the Association of any change of address and ownership as otherwise provided. The Association, for purposes of notification, shall have the right to rely upon the last given address of each of the members.

8.2 The Association shall maintain a suitable register for the recording of pledged or mortgaged LOTS. Any pledgee or mortgagee of a LOT may, although not obligated, notify the Association in writing of the pledge, or mortgage. In the event that a notice of default is given any member, under an application provision of the By-Laws, the Articles of Incorporation, or the Declaration of Restrictions of THE CROSSINGS a copy of such notice shall be mailed to the registered pledgee or mortgagee.

## 9. Amendments. These By-Laws may be amended in the following manner:

9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by either:

1. Not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than seventy-five percent (75%) of the votes of the entire membership of the Association; or

2. By not less than eighty percent (80%) of the votes of the entire membership of the Association; or

3. By all of the directors, until the first election of directors.

9.3 Proviso. Provided, however, that no amendment shall discriminate against any LOT owner or against any LOT or class or group of LOTS, unless the LOT owners so affected shall consent. No amendment shall be made which is in conflict with the Articles of Incorporation or the Declaration of Restrictions of THE CROSSINGS.

9.4 Execution and Recording. A copy of            amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the By-Laws, which certificate shall be executed by the officers of the Association.            The certificate shall be filed with the Clerk of the Board of County Commissioners of Broward County, Florida, and the amendment shall be recorded in the Public Records of Broward County, Florida.

9.5 Developer. Notwithstanding the foregoing provisions of this Article, no amendment to these By-Laws may be adopted or become effective prior to the relinquishment of control of the Association by the Developer without the prior written consent of the Developer.

10. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings when in conflict with the Declaration of Restrictions of THE CROSSINGS, Articles of Incorporation or these By-Laws.

11. The real property taxes assessed on each LOT, including any improvements thereon, shall be a separate expense of the individual LOT owner. The property taxes assessed on the lands comprising the Common Areas, including any improvements thereon, however, shall constitute a common expense to be paid in the manner set forth above.

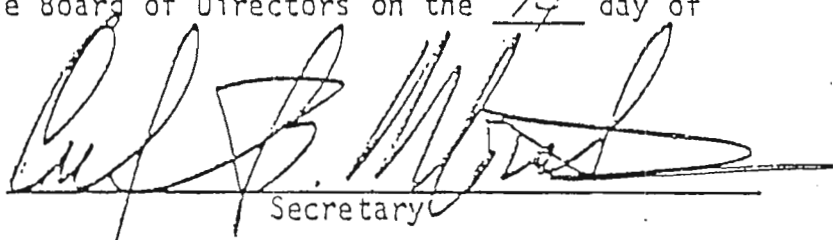
11.1 Whenever the masculine singular form of the person is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

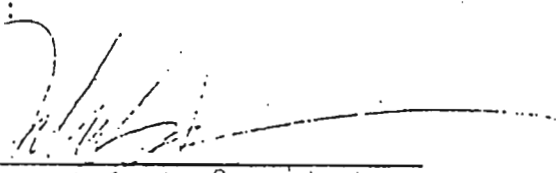
11.2 Should any of the covenants herein imposed be void or become unenforceable at law or in equity, the remaining provisions of the instrument shall, nevertheless, be and remain in full force and effect.

11.3 If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of these By-Laws and the Declarations of Restrictions, the provisions of the Declaration shall prevail.

11.4 Corporation and Association are used synonymously herein.

The foregoing was adopted as the By-Laws of THE CROSSINGS LANDOWNERS ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on the 14 day of July, 1978.

  
Secretary

Approved:   
President

(Corporate Seal)