

**BYLAWS OF
WILKINSON WOODS HOMEOWNERS ASSOCIATION, INC.
A NOT-FOR-PROFIT CORPORATION**

METHODS AND PROCEDURES FOR OPERATION OF WWHOA

ARTICLE I - NAME AND LOCATION

The corporation's name is WILKINSON WOODS HOMEOWNERS ASSOCIATION, INC. (WWHOA). Should the principal office and officers change occasionally, the corporate filing shall define the principal office. The meetings of members and Directors may be held at such places within the State of Florida as designated by the Board of Directors. The mailing address is PO Box 884, Woodville, FL 32362.

ARTICLE II - DEFINITIONS

Section 1. "**Association**" shall mean WILKINSON WOODS HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, its successors, and assigns.

Section 2. "**Bylaws**" shall refer to the operational procedures of the association, where the Board of Directors rescinds all previous editions.

Section 3. "**Common Area**" shall mean all real property owned by the association for the common use and enjoyment of the owners. Currently, there is no common area.

Section 4. "**Declarant**" shall refer to Wilkinson Woods, Inc., 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 5. "**Declaration of Covenants**" shall mean and refer to the declaration of covenants, conditions, and restrictions applicable to the subdivisions and recorded on September 25, 1996, in the official records of Leon County, Florida, in Book 1945, at Pages 1528, and all amendments and additions to it.

Section 6. "**Easement**" shall mean the land described in the Declaration of Easement recorded in Official Records Book 1271, Page 2184 of the Public Records of Leon County, Florida.

Section 7. "**Lot**" shall mean a parcel of land in the property described in Exhibit "A". The property is divided into "lots" as shown on the recorded plat of WILKINSON WOODS dated June 17, 1987, and prepared by BOBBY A. PRESNELL & ASSOCIATED, INC., a reduced copy of which is attached as Exhibit "B."

Section 8. "**Member**" shall refer to those persons entitled to membership in the association as provided in the declaration.

Section 9. "**Maintenance**" shall mean exercising reasonable care to keep the roads, landscaping, drainage, and other related improvements in good repair and condition.

Section 10. "**Owner**" shall mean the record owner, whether one or more persons or entities of a legal or beneficial interest in a lot, but shall not include those holding title as security for the performance of an obligation.

Section 11. "**Quorum**" shall mean at least 20% of members in good standing present or by proxy at any called member meeting, and a simple majority of Directors and Officers present for any Board of Directors meeting to make the proceedings of that meeting valid.

Section 12. "**Subdivision**" shall mean the property described in Exhibit "A" as divided into lots to be shown on the plat attached as Exhibit "B."

Section 13. "**Website**" shall refer to <https://wilkinsonwoods.org/>

ARTICLE III - MEETINGS OF MEMBERS

Section 1. Annual Meetings. The association's annual member's meeting shall be held in April of 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 the Board of Directors or on written request of one-fourth of members who are entitled to vote.

Section 3. Notice of Meetings. Written notice of each member meeting shall be given by, or at the direction of the secretary or other person authorized to call the meeting by posting said notice to the HOA calendar located on the Association's Website at least thirty (30) days before such meeting. 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. Notice will be posted upon the entrance to the neighborhood three (3) days before the meeting by order of the Board of Directors and in compliance with s.720.303, Fla. Stat.

Section 4. Quorum. 20% of members present at a meeting, in person or by proxy, entitled to cast votes shall constitute a quorum for authorization of any action except as may otherwise be provided in the Declaration of Covenants, Articles of Incorporation, or these Bylaws.

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 using the form provided on the organization's Website. 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, REMOVAL, COMPENSATION

Section 1. Number. The association's affairs shall be managed by a Board of seven (7) directors (and (4) Officers), all of whom shall be members in good standing. The number of Directors may be increased or decreased from time to time by amendment to these bylaws and the Articles of Incorporation.

Section 2. Term of Office. Members of the Board of Directors shall serve one (1) year terms.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the association members. 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. If an action by a Board Member is alleged NOT to be in good standing or competent to remain on the Board, the action will be brought to the Board and Officers for discussion and a vote taken for either removal or to remain as a Board Member.

Section 4. Compensation. No director shall receive compensation for any service rendered to the association. However, any director may be reimbursed for expenses incurred in performing duties. Road maintenance is authorized for compensation by the membership at Florida's current minimum wage for up to 16 hours per month. A logbook will be kept with the tractor and turned in to the secretary at the end of the month, where an hourly invoice will be submitted to the treasurer for payment. If payments total over \$600 a year, a 1099 will be filed with the IRS.

ARTICLE V - BOARD OF DIRECTORS - ELIGIBILITY, NOMINATION, ELECTION AND VACANCY

Section 1. Eligibility. The nomination of Board Members and Officers shall be members in good standing and competent to serve, not to have been convicted and adjudicated as a felon, unless said rights have been restored for a minimum of 5 years. No two members of the same household or two people related by blood or marriage shall serve simultaneously.

Section 2. Nomination. At each annual HOA member meeting, the Secretary will ask the current Board Members if they wish to continue serving or decline the nomination and step down to vacate their seats. No additional nominations will be accepted if the Board Members agree to remain on the Board for the following year. If a Board Member declines the nomination for the following year, nominations will be presented from HOA members in good standing to be accepted and voted to fill that seat.

Section 3. Vacancy. Suppose a Board Member seat becomes vacant before the annual HOA meeting. In that case, a vacancy notice will be opened for nominations, and the Board of Directors will convene to approve and fill the seat temporarily until the next annual HOA member meeting.

ARTICLE VI - BOARD OF DIRECTORS - MEETINGS

Section 1. Organizational Meeting. The Board of Directors shall hold an organizational meeting within 30 days following each annual meeting of members. Under Chapter 720, Florida Statutes, Section 720.3033(1), all Directors and Officers must read, sign, and submit the Board Member Certificate Form to the Secretary during this meeting. This meeting can be held separately or during the first regular Board of Directors meeting.

Section 2. Regular Meetings. The Board of Directors regular meetings shall be held quarterly, with a notice of meeting emailed directly to each Board member at such place and hour as may be fixed from time to time by the resolution of the Board. If the regular date for a meeting falls on a legal holiday, such meeting shall be changed to a date and time approved by the Board and advertised to the community.

Section 3. Special Meetings. A special Board of Directors meeting shall be held when called by the association's president or if the president is absent, unable, or refuses to act by the Vice President or any two directors after at least three (3) days notice to each director.

Section 4. Meeting Notices: A NOTICE OF MEETING containing a list and contact information of directors and officers, Date, Time, Place of the meeting, and Date notice was sent. Also, a NOTICE TO ASSOCIATE MEMBERS OF MEETING OF THE BOARD OF DIRECTORS shall be posted containing the Date, Time, Place, and Agenda shall be posted on the Association's Website. Notice will be posted upon the entrance to the neighborhood three (3) days before the meeting by order of the Board of Directors and in compliance with Chapter 720.303, Florida Statutes.

Sections 5. Quorum. A simple majority of the Directors shall constitute a quorum for the business transaction. 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. If, at any meeting of the Board of Directors, less than a quorum is present, a majority of those present may adjourn the meeting and reschedule until a quorum is present. In the event vacancies exist on the Board of Directors, other than vacancies created by the members' removal of a director or Directors, the remaining Directors. However, with less than a quorum, a successor or successors may be elected for the unexpired term or terms by majority vote.

Section 6. Open Meetings. All meetings of the Board of Directors at which a quorum is present shall be open to members, except for meetings between the Board and its attorney concerning a proposal of pending litigation or meetings of the Board held to discuss personnel matters.

Section 7. Conference Telephony. Members of the Board may participate in a Board meeting by utilizing a conference telephone or similar communication method. All participants can hear each other simultaneously, and participation by such means shall constitute presence at a meeting.

ARTICLE VII - BOARD OF DIRECTORS - POWERS AND DUTIES

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

- a. 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, and establish penalties for infractions of such rules and regulations. This power is in reserve since there are no common areas and facilities.
- b. If a member is more than ninety (90) days delinquent in paying any fee, fine, or other monetary obligation due to the association, the Board may suspend the member's voting rights until the fee, fine, or other monetary obligation is paid in full. Such rights may also be suspended after notice and hearing for infractions of published rules, regulations, and restrictions.
- c. Exercise on behalf of the association all powers, duties, and authority vested in or delegated to the association and not explicitly reserved to the membership by the Declaration of Covenants, Articles of Incorporation, or other provisions of these Bylaws.

- d. Declare the office of a member of the Board of Directors to be vacant if such member is absent from three (3) consecutive unexcused regular meetings of the Board of Directors.
- e. Employ a manager, independent contractors, and other employees as necessary and prescribe their duties.
- f. Levy reasonable fines, consistent with State law, against any member or any tenant, guest, or invitee for violations of the Declaration of Covenants, Articles of Incorporation, Bylaws, or Resolutions.

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

- a. 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 any special meetings at which such a statement is requested in writing by a majority of the members entitled to vote thereat.
- b. Supervise all officers, agents, and employees of the association and ensure their duties are appropriately performed.
- c. As more fully provided in the Declaration of Covenants:
 - a. Fix the amount of the annual and any special assessment against each lot at least thirty (30) days before each assessment period.
 - b. Send written notice of each assessment to every owner subject to it at least thirty (30) days before each assessment period.
 - c. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after the late notice or bring an action at law against the owner personally obligated to pay the same.
- d. Issue or cause an appropriate officer to issue, on demand by any person, a receipt, letter of estoppel, or certificate stating whether any assessment has been paid. A statement in a receipt, letter of estoppel, or certificate that an assessment has been paid shall constitute conclusive evidence of such payment. The Board may impose a reasonable charge for issuing these receipts, letters of estoppel, or certificates.
- e. Procure and maintain adequate liability and hazard insurance on all association-owned property.
- f. Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.
- g. Cause the road to be maintained.
- h. Represent one neighborhood zone and report on lot and road conditions at each Board meeting.

ARTICLE VIII - OFFICERS AND THEIR DUTIES

Section 1. Creation of Officer Positions. The officers of the Board of Directors shall be the president, vice president, secretary, and treasurer, who shall always be board members. Other officers of the association shall be the members of the committees created in Article XVI or created elsewhere in these bylaws, as well as other officers as the Board may make from time to time by resolution.

Section 2. Election of Officer Positions. The Board of Directors will hold an election for the positions of President, Vice President, Secretary, and Treasurer and may appoint a nominating committee liaison as necessary at the first meeting of the Board of Directors following each annual meeting of members. Each shall hold office for a term of one (1) year unless he/she shall sooner resign or is removed or otherwise disqualified to serve.

Section 3. Special Appointments. The Board may appoint 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 may determine from time to time.

Section 4. Resignation and Removal. The Board may remove any officer from office at any time, with or without cause. An officer may also 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. Unless otherwise specified, accepting such resignation is unnecessary to make it effective.

Section 5. Vacancies. The board may appoint an officer to fill a vacancy in any office. The officer appointed to such a vacancy shall serve for the unexpired term of the officer replaced.

Section 6. Multiple Offices. No person shall simultaneously hold more than one of the other offices except for special appointments created under Section 3 of this Article.

Section 7. Duties. The duties of the Board of Directors are as follows:

- a. **President.** The president shall be the chief executive officer of the corporation, 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 and other instruments, and shall sign checks of the association as needed, and sign any Board-approved promissory notes.
- b. **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.
- c. **Secretary.** The secretary shall have custody of and maintain all corporate records except the financial records; record the votes and keep the minutes of all meetings and proceedings of the Board and the members; serve notice of meetings of the Board and 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.
- d. **Treasurer.** The treasurer shall receive and deposit in appropriate bank accounts all funds of the association and disburse such funds as directed by resolution of the Board of Directors; have the president sign any Board-approved promissory notes; shall oversee the proper books of account; and shall prepare an annual budget and report of cash receipts and expenditures (or other financial reports consistent with the requirements in State law), a copy of which documents shall be available to each member upon request, and a report on which shall be given at the regular annual meeting of members. A yearly audit will be obtained if required by State law. The Treasurer shall prepare and submit a Form 1099-NEC or Form 1099-MISC for all payments over \$600 annually.

ARTICLE IX - ASSESSMENTS

As more fully provided in the Declaration of Covenants, each member must pay the association annual and special assessments, which shall be secured by a lien on the property against which such assessments are made. The annual assessment on each property is due on April 15th of each year, and any special assessment is due on the date designated by the Board of Directors. 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, a late notice will be sent on May 15th for the annual assessment and, for any special assessment, the 15th day following the month of the special assessment (if the 15th falls on the weekend, it will be sent the following Monday). The assessment bears interest from the delinquency date at twelve percent (12%) per annum. 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, 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.

Annual Assessments are subject to change annually by a vote of those present at the annual member meeting.

ARTICLE X - BOOKS AND RECORDS; INSPECTION

Any member in good standing may request to inspect the association's books, records, and papers by certified letter at a date and time agreed to by the member and the declarant. The Declaration of Covenants, Articles of Incorporation, and Bylaws may be inspected by any member at the corporation's principal office, where copies may be sold reasonably priced.

ARTICLE XI - FISCAL YEAR

The fiscal year of the association shall be January 1 through December 31.

ARTICLE XII - AMENDMENTS

The Board of Directors may amend, alter, or rescind these Bylaws or adopt new Bylaws by a majority vote of present board members in any called meeting.

Any member in good standing may introduce amendments to these Bylaws during any called meeting of the members. The affirmative vote of two-thirds of the voting interests of the association must approve these amendments.

Within 30 days after recording an amendment to the governing documents, the association shall provide copies of the amendment to the members and post them on the WWHOA website. However, suppose a copy of the proposed amendment is provided to the members before they vote on the amendment, and the proposed amendment is still the same before the vote. In that case, the association, instead of providing a copy of the amendment, may give notice to the members that the amendment was adopted, identifying the official book and page number or instrument number of the recorded amendment and that a copy of the amendment is available at no charge to the member upon written request to the association.

The copies and notices described in this paragraph may be provided electronically to those owners who previously consented to receive them electronically.

Provide timely notice of the amendment's recording to ensure its validity and enforceability.

ARTICLE XIII - CONFLICTS

If the Articles of Incorporation conflict with these bylaws, the Articles of Incorporation shall control; if the Declaration of Covenants conflict with these Bylaws, the Declaration of Covenants shall control.

ARTICLE XIV - FURTHER ENFORCEMENT REMEDIES

In addition to the means for enforcement provided in the Declaration of Covenants, Articles of Incorporation, Bylaws, rules, or by State law, the association shall have the right to levy fines as herein provided against a party, its owner, occupant, licensee, or invitee. Fines shall not exceed \$100.00 per day per violation up to the maximum permitted by law (currently \$1,000) in the aggregate.

ARTICLE XV - COMMITTEES

The Board of Directors may appoint committees as they deem appropriate to perform their duties.

ARTICLE XVI - ESTABLISHMENT OF COMMITTEES

Section 1. Names. As provided in the declaration of covenants and bylaws, the Board shall/ may appoint:

- a. An Appeal or Hearing committee.
- b. Other temporary and long-term committees are deemed desirable for the association's business.

Additionally, the Board may vote to suspend a committee unless it is required by State law.

Section 2. Specific Authority. The specific authority shall be granted to the hearing committee, appeals committee, landscape committee, and other duly formed committees by, among others, the following governing documents of the association as appropriate:

- a. Chapter 720, Florida Statutes.
- b. Declaration of Covenants.
- c. Articles of Incorporation.
- d. These Bylaws.

Section 3. Members. All members shall be parcel owners and be appointed by the Board.

- a. The appeals committee, whose duties are specified in Article XVII, Section 5, shall consist of three (3) members. The Board shall select one of these members to be chairperson. The appeals committee shall consist entirely of parcel owners other than members of the Board of Directors, members of the hearing committee, employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, member of the hearing committee, or employee of the association.
- b. The hearing committee shall consist of at least three (3) members. The Board shall select one of these members to be chairperson.
- c. Any other committee formed by the Board shall have a chairperson selected by the Board from the committee members.

Section 4. Terms of Service. The Board can extend service on the various committees for additional terms at the end of the designated period.

- a. The appeals committee members shall have the initial members serve as follows: two (2) of the members serve for two (2) years, and one (1) of the members serve for three (3) years. After the initial members' terms expire, all members shall serve for two (2) years.
- b. The hearing committee members shall serve for two (2) years.
- c. The members of any other committee formed by the Board shall serve for two (2) years.

Section 5. Meeting Times. Meetings may be in person or through a conference call or electronic communication.

- a. The appeals committee shall meet as necessary under the direction of the chairperson, but no less than at least monthly upon a fixed date.
- b. The hearing committee shall meet as necessary under the direction of the chairperson.
- c. All other committees formed by the Board shall meet as necessary under the direction of the chairperson.

ARTICLE XVII – ENFORCEMENT

Section 1. Reporting: If any member of the association observes a violation of the governing documents, Chapter 720, Florida Statutes, or Leon County, Florida-Code of Ordinances, that member shall notify and attest to the Board of Directors in writing, describing the violation with as much detail as possible. Unless the violation needs to be expedited as outlined in Section 5 of this Article, the Board of Directors shall bring this matter to the floor of the next meeting and perform the following:

- a) If a Hearing Committee is not established before the violation occurs, the Board shall designate one following ARTICLE XVI of these Bylaws.
- b) Verify the petitioner is a member in good standing.
- c) Turn over a copy of the complaint to the Hearing Committee and keep the original documents as a record with the Secretary.
- d) Upon recommendation of the Hearing Committee, proceed to Section 2 of this Article.

Section 2. Friendly Reminder Postcard. The owner and alleged violator (if not the same person) shall be sent a friendly reminder postcard to the address that identifies the issue and refer questions to the Board of Directors.

Section 3. First Notice of Violation. Suppose an issue continues or is reported a second time. In that case, a photograph will be taken from the road, and a second hearing committee member will confirm the violation. The owner and alleged violator (if not the same person) shall be sent a first notice of violation from the Board of Directors by certified mail advising that a violation of the governing documents or Chapter 720, Florida Statutes, has been observed. The notice to the owner and the alleged violator (if not the same person) shall:

- a. Include a short plain statement of the matters asserted by the association to constitute the violation, including but not limited to the specific violation alleged and the date of the alleged violation.
- b. Indicate what action is required to remedy the alleged violation.

- c. Provide at least fourteen (14) days to bring the stated violation into complete compliance. The stated compliance period shall be reasonable and extended when the circumstances dictate the hearing committee's determination.
- d. Indicate that if the violation continues or is repeated, it will be considered at the next Board meeting, and a fine may be imposed.
- e. Direct the homeowner/violator to notify the Board of Directors when the violation is brought into compliance so an inspection can be scheduled.

Section 4. Second Notice of Violation. If a violation cited in a notice under Section 3 is not entirely remedied within the time provided or reoccurs within twelve (12) months, the hearing committee shall provide the Board with the details of the violation and documentation of the postcard, photograph, and first violation letter. The Board will decide whether to levy a fine of \$100.00 per day until the violation is brought into compliance and will approve that the owner and alleged violator (if not the same person) shall be sent a second notice of violation by registered mail. The \$100.00 per day fine will start the fifteenth (15th) day after the date of the second notice of violation, which shall contain:

- a. A statement that the first notice of violation had been sent regarding the alleged violation and that the alleged violation has not been remedied or has reoccurred.
- b. A short plain statement of the matters asserted by the association to constitute the violation, including but not limited to the specific violation alleged, the date of each alleged violation for which the Board has levied a fine and may be imposed by the appeals committee.
- c. A statement of what action is required to remedy the alleged violation.
- d. A final demand that the alleged violation be rectified within fourteen (14) days.
- e. A statement directing the homeowner/violator to notify a director or president when the violation is resolved so an inspection can be scheduled.
- f. A statement that a meeting of the appeals committee has been called to consider approval of a fine levied by the Board for \$100.00 per violation beginning on the fifteenth (15th) day, accruing at \$100.00 per day if a continuing or repeat violation, up to the maximum permitted by law until the violation is remedied. The date, time, and place of the meeting shall be included.
- g. A statement that the owner and the alleged violator (if not the same person) will have an opportunity at such meeting to respond to the alleged violation, present evidence, and provide written and verbal argument on all pertinent issues, as well as to review, challenge and respond to any material considered by the appeals committee.
- h. A statement that no levied fine or suspension will be imposed and that the appeals committee meeting will be canceled if the association provides verifiable evidence of compliance before the expiration of the fourteen (14) day deadline.

Section 5. Expedited Enforcement. The notices required in Sections 2,3 and/or 4 may be avoided if, in the opinion of the President, two (2) members of the hearing committee, or one (1) member of the hearing committee and one (1) Board member, that the owner or alleged violator (if not the same person):

- a. Indicates a refusal to comply.
- b. Installed an improvement or made a change to a lot or home that is in violation of the restrictive covenants.
- c. Persists with the alleged violation and, therefore:
 - i. Creates a dangerous condition.
 - ii. Detrimentally impacts the subdivision.
 - iii. It is recurring or continuing.

In such instances, the association may immediately call a meeting of the appeals committee and/or turn the matter over to legal counsel to pursue legal action to compel compliance and/or to seek other remedies, including damages.

Section 6. Appeals Committee Duties. The duties of the appeals committee shall:

- a. Consider all evidence and testimony from an owner or resident at the meeting.
- b. Be limited to determining whether to confirm or reject the fine levied by the Board under this adopted policy.
- c. not impose the fine levied by the Board if not in agreement.
- d. promptly provide the Board of Directors with written notice of its decision upon the conclusion of the hearing.

Section 7. Formal Notice and Levy of the Fine. If the appeals committee approves a fine, the Board shall provide the owner and/or violator with a notice of a demand for payment. The notice shall inform the owner and/or violator that any fines levied shall be paid in full within fourteen (14) business days of assessment at the hearing. The fine may continue to accrue at \$100.00 per day, up to the maximum allowable by law, currently \$1000. If a fine is not paid in full when due, the fine may become a lien upon the lot as permitted by law, and/or the association may otherwise file the appropriate legal action to collect the unpaid fine and to recover its attorneys' fees and costs incurred.

Section 8. Other Remedies. Nothing herein shall be construed as a prohibition of or limitation on the right of the Board or members to pursue other means to enforce the provisions of the various association governing documents, including, but not limited to, mediation, arbitration, or legal action for damages and/or injunctive relief.

Section 9. Membership Privileges. The requirements and procedures of this Article of these bylaws do not apply to suspending membership voting privileges upon any member who fails to pay fines or other charges when due.

ADOPTED by the Board of Directors on this 29th day of July, 2024

WITNESSES:

Signature: [Signature]

Printed Name: VIVIAN A CHAVIS

Signature: [Signature]

Printed Name: Lori Andrews

WILKINSON WOODS HOMEOWNERS ASSOCIATION, INC.

By: [Signature]

George C. Hall Jr.

Its: President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by George C. Hall Jr., President of Wilkinson Woods Homeowners Association, Inc., and is known to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.



DEBBIE A. WANAMAKER
Notary Public
State of Florida
Comm# HH534044
Expires 6/2/2028

[Signature]
Signature of Notary Public – State of Florida

Debbie A. Wanamaker
Name of Notary Typed, Printed, or Stamped

Personally Known X or Produced Identification _____
Type of Identification Produced _____

