

BY-LAWS

Return to:
ERROL M ROSEN
3140 University Drive
Miami, Fla. 33025

79- 31599

BY LAWS
of

CINNAMON HOMEOWNERS ASSOCIATION, INC.

ARTICLE I - IDENTITY

The name of the corporation is Cinnamon Homeowners Association, Inc., hereinafter referred to as "Association", a corporation not for profit organized under the laws of the State of Florida. The Association has been organized for the purpose of administering the Common Areas of Cinnamon, a development located upon the following land in Broward County, Florida; described in Exhibit "A", attached hereto, and for the purposes of administering the Common Areas of such other housing developments as may be annexed into the said Cinnamon Homeowners Association, Inc. The principal office of the corporation shall be located at 3138 University Drive, Miramar, Florida 33023, but the meeting of members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation Not for Profit", and the year of Incorporation.

ARTICLE II - DEFINITIONS

SECTION 1 - "Association" shall mean and refer to Cinnamon Homeowners Association, Inc., its successors and assigns.

SECTION 2 - "Property" and "Properties" shall mean and refer to that certain real property described in the Cinnamon Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

SECTION 3 - "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

SECTION 4 - "Lot" shall mean and refer to any portion of the Property, with the exception of the Common Area, described by metes and bounds, improved with a single-family residence and intended to be conveyed by Declarant by warranty deed to individual purchasers.

SECTION 5 - "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

SECTION 6 - "Declarant" shall mean and refer to Cinnamon Corporation, a Florida corporation, 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 7 - "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Public Records of Broward County, Florida.

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SECTION 8 - "Member" shall mean and refer to those persons entitled to membership as provided in the Articles.

SECTION 9 - "Articles" shall refer to the Articles of Incorporation of Maple Run Homeowners Association, Inc.

ARTICLE III - MEETING OF MEMBERS

SECTION 1 - ANNUAL MEETINGS - The annual meeting of the Members shall be held on the first Wednesday of February in each year, at such time and place as might be determined by the Board of Directors. If the day for an annual meeting is a legal holiday, the meeting will be held the first business day following which is not a legal holiday, Friday, Saturday or Sunday.

SECTION 2 - SPECIAL MEETINGS - Special meetings of the Members may be called at any time by the President or by the Board of Directors of the Association ("Board") or upon written request of the Members who are entitled to vote one (1/4) fourth of all of the votes of both Class A and Class B membership.

SECTION 3 - NOTICE OF MEETINGS - Written notices of each meeting of the Members shall be given by, or at the discretion of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days 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 Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

SECTION 4 - QUORUM - The presence of the meeting of Members entitled to cast, or of proxies entitled to cast, one (1/10) tenth of the combined votes of membership shall constitute a quorum for any action except as otherwise provided for in the Articles, the Declaration or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

SECTION 5 - VOTING - At any meeting of Members, the Owners of Units shall be entitled to cast such votes to which they might be entitled as defined in the Articles of Incorporation of the Association. Class A members shall be entitled to one (1) vote for each Unit owned, and Class B members shall be entitled to three (3) votes for each Unit owned. Class A and Class B members shall be defined in the Articles of Incorporation of the Association.

SECTION 6 - 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. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his unit.

SECTION 7 - ORDER OF BUSINESS - The order of business at annual members meetings, and as far as practical at other meetings, shall be:

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- Calling of the roll and certifying of proxies;
- Proof of notice of meetings;
- Reading of Minutes;
- Report of Officers;
- Report of Committees;
- Appointment of Chairman of Inspection of Election;
- Election of Directors;
- Unfinished Business;
- New Business;
- Adjournment.

ARTICLE IV - DIRECTORS

SECTION 1 - SELECTION: NUMBER: TERM - The affairs of this Association shall be managed by the Board from three (3) to nine (9) Directors, who shall be members of the Association, except that until Class B membership has ceased and has been converted to Class A membership, the members of the Board need not be members of the Association and the initial Board of Directors shall be comprised of three (3) persons. The names and addresses of the persons who shall serve as Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
STEPHEN KAPELOW	9200 S. Dadeland Blvd., Suite 600, Miami, Fla.
LOUIS ROTN	3138 University Drive, Miramar, Florida 33023
PAUL KAPELOW	3138 University Drive, Miramar, Florida 33023

The initial Board herein designated shall serve until the first annual membership meeting after the Class B membership has ceased and has been converted to Class A membership, at which time the members shall elect three (3) Directors for a term of one (1) year, three (3) Directors for a term of two (2) years and three (3) Directors for a term of three (3) years. At each annual meeting thereafter, the members shall elect one (1/3) third of the Directors for a term of three (3) years. Any vacancy on the Board shall be filled for the expired term of the vacated office by the remaining Directors; provided, however, that Declarant shall, so long as it is the Owner of any Units in the project and continues to hold said Units for sale in the ordinary course of business, be entitled to designate one (1) member to serve on the Board of Directors; which member may not be removed from the Board except by the Declarant, and should said member resign from the Board, he will be replaced by the Declarant.

SECTION 2 - REMOVAL - Any Director, except the original Directors, or the Director appointed by Declarant in accordance with the above Section, may be removed from the Board, with or without cause, by majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Directors of the Board and shall serve for the unexpired term of his predecessor.

SECTION 3 - COMPENSATION - No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

SECTION 4 - ACTION WITHOUT MEETING - The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all Directors. Any action so approved shall have the same effect as though taken at a meeting of Directors.

ARTICLE V - NOMINATION AND ELECTION OF DIRECTORS

SECTION 1 - NOMINATION - Nomination for election to the Board shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual 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 as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

SECTION 2 - ELECTION - Election to the Board shall be by secret written 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. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI - MEETING OF DIRECTORS

SECTION 1 - REGULAR MEETING - Regular meetings of the Board shall be held at such time and place as shall be fixed from time to time by a majority of the Board. Notice of said meeting shall be given to each Director, personally or by mail, telephone or telegraph, at least five (5) days prior to each meeting, but nothing contained herein shall be deemed to disallow any Director's waiver of said notice. Should said meeting fall upon a legal holiday, then the meeting shall be held at the same time on the next day which is not a legal holiday. This Section shall not be construed as to require regular meetings of the Board of Directors.

SECTION 2 - SPECIAL MEETINGS - Special meetings of the Board shall be held when called by the president of the Association, or by any two (2) Directors, after not less than three (3) days' notice to each Director.

SECTION 3 - ORGANIZATIONAL MEETING - The organizational meeting of a newly elected Board of Directors shall be held within ten (10) days of their election at such time and place as shall be fixed by the Directors of the meeting at which they are elected, and no further notice of the organizational meeting shall be necessary.

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SECTION 4 - QUORUM - A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

SECTION 5 - WAIVER OF NOTICE - Any Director may waive notice of a meeting before or after the meeting, and shall be deemed equivalent to the giving of notice.

SECTION 6 - JOINDER IN MINUTES - The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.

SECTION 7 - PRESIDING OFFICER - The presiding Officer of the 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 members to preside.

SECTION 8 - ORDER OF BUSINESS - The order of business at Directors meetings shall be:

- Calling of roll;
- Proof of notice of meeting;
- Reading of minutes;
- Report of Officers and Committees;
- Election of Officers;
- Unfinished Business;
- New Business;
- Adjournment.

ARTICLE VII - POWER AND DUTIES OF THE BOARD OF DIRECTORS

SECTION 1 - POWERS - The board shall have the power to: (a) Adopt and publish rules and regulations governing the use of the Common Area and facilities and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof; (b) Suspend the voting rights of a Member and his right to use recreational facilities during any period in which such member shall be in default in the payment of an assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations; (c) Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these Bylaws, the Articles or the Declaration; (d) Declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive meetings of the Board of Directors, provided, however, that concurrence in the minutes of the meeting as provided for herein shall constitute presence at said meeting; (e) Employ such employees as they deem necessary and prescribe their duties; and (f) Exercise such other powers as given by Florida Statutes and not in conflict therewith.

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SECTION 2 - DUTIES - It shall be the duty of the Board 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 an annual meeting of the Members;
- (b) Supervise all officers, agents and employees of the Association, and determine that their duties are properly performed;
- (c) As more fully provided in the Declaration, to:
 - (1) Fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period;
 - (2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 - (3) Foreclose the lien against any Unit for which assessments are not paid within thirty (30) days after due date and/or bring an action at law against the owner personally obligated to pay the same;
- (d) Issue, or cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) Procure and maintain adequate liability and hazard insurance on property owned by the Association;
- (f) Cause all Officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) Cause the Common Area to be maintained.

ARTICLE VIII - OFFICERS AND THEIR DUTIES

SECTION 1 - ENUMERATION OF OFFICERS - The officers of this Association shall be a president and a vice-president, who shall at all times be members of the Board, a secretary and 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 following each annual meeting of the members.

SECTION 3 - TERM - The Officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

SECTION 4 - SPECIAL APPOINTMENTS - The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may, from time to time, determine.

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SECTION 5 - RESIGNATION AND REMOVAL - Any officer may be removed from office with or without cause by the Board. 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 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 remainder of the term of the officer he replaces.

SECTION 7 - MULTIPLE OFFICERS - The offices of secretary and treasurer may be held by the same person. 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.

SECTION 8 - COMPENSATION - Compensation of all officers and employees of the Association shall be fixed by the Directors, but this provision shall not be deemed to require that compensation be paid to said officers.

SECTION 9 - DUTIES - The duties of the officers are as follows:

- PRESIDENT The president shall preside at all meetings of the Board, shall see that orders are carried out, shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all promissory notes and shall have the power to sign all checks.
- VICE-PRESIDENT The Vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him 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 requiring such seal, serve notice of meetings of the Board and of the Members, keep appropriate current records showing the Members of the Association together with their addresses and perform such other duties as required by the Board.
- TREASURER The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association, disburse such funds as directed by resolution of the Board, sign all checks other than those signed by the President, sign all promissory notes of the Association, keep proper books of account, cause an annual audit of the Association's

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books to be made by a public accountant at the completion of each fiscal year, prepare an annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the Members.

ARTICLE IX - COMMITTEES

The Board shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X - BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles and these Bylaws shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI - ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the Unit against which the assessment is made. Any assessments which are not paid when due and payable shall be delinquent. If the assessment is not paid within fifteen (15) days after the due date, a late fee of Twenty Five (\$25.00) Dollars shall be charged. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10%) Percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Unit. Interest, costs and reasonable fees incurred in any such actions shall be added to the amount of such assessment. No Member may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Unit.

ARTICLE XII - AMENDMENTS

SECTION 1 - These Bylaws may be amended at a regular or special meeting of the Members by a vote of a majority of a quorum of members present in person or by proxy, except as may be elsewhere provided in these Bylaws, or the Articles of Incorporation or the Declaration and except that the Federal Housing Administration, the Veterans Administration, or other governmentally related lending institutions shall have the right to veto amendments where there is a Class B membership.

SECTION 2 - In the case of any conflict between the Articles and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

SECTION 3 - Provided further, however, that so long as the Declarant owns any Units which are being held for sale in the ordinary course of business, and notwithstanding the fact that Class B membership may have ceased to exist, no amendment may:

- A) Interfere with Declarant's efforts to sell those Units owned by it;
- B) Remove the Declarant's right to appoint at least one (1) member to the Board of Directors;
- C) Assess the Declarant for capital improvements without his prior written consent;
- D) Deny the Declarant the right to vote as a Class A member with regard to those Units owned by it after such time as Class B membership has ceased to exist;
- E) Revoke Declarant's right to be excused from payments of regular assessments by virtue of his guaranteeing deficits, and providing services as elsewhere set forth in the Declaration and Articles of Incorporation.

ARTICLE XIII - PARLIAMENTARY RULES

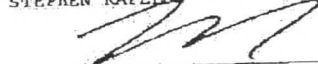
Robert's Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, Articles of Incorporation, or these Bylaws.

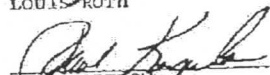
ARTICLE XIV - FISCAL YEAR

The fiscal year of the Association shall begin on the first day of January and end on the thirty-first day of December of every year, except that the first year shall begin on the date of incorporation. The Board, in its discretion, may adopt or change to a different fiscal year.

IN WITNESS WHEREOF, we being all of the directors of Cinnamon Homeowners Association, Inc. have hereunto set our hands this 28th day of February, 1978.


STEPHEN KAPELON


LOUIS ROTH

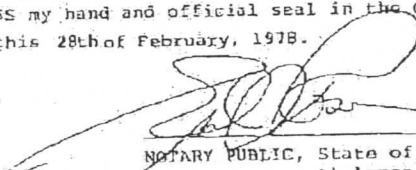
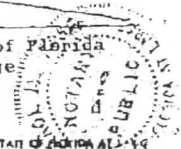

PAUL KAPELON

RE 8018 RE 618

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared
STEPHEN KAPELOW, LOUIS ROTH and PAUL KAPELOW, to me known to be
the persons who signed the foregoing instrument and severally
acknowledged the execution thereof to be their free act and deed
for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the County and
State aforesaid, this 28th of February, 1978.


NOTARY PUBLIC, State of Florida
at large

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES SEPTEMBER 1980
BROWARD COUNTY GENERAL DEPT. UNDER 2-1978

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CERTIFICATION

I, the undersigned, do hereby certify that I am the duly elected and acting Secretary of Cinnamon Homeowners Association, Inc., a Florida corporation not for profit, and that the foregoing Bylaws constitute the original Bylaws of said Association, as fully adopted at a meeting of the Board of Directors, held on the 26th day of February, 1978.



PAUL KAPELOW, Secretary

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EXHIBIT "A"

BLOCK	LOTS
1	1,2,3,4,5,6,8,9,11
2	1,3,4,5,6,7,8,9,10,11
3	1,2,3,4,5,6,7,8,9,10,12,13
4	1,2,3,4,5,6,7,8,9,10,11, 12, 13

All located in University Park Parcel 9 A according to the Plat thereof recorded in Plat Book 97, Page 34 of the Public Records of Broward County, Florida.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 9th day of February 2016
County Administrator
By [Signature]
Deputy Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

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