

RESTATED BYLAWS of
SKY PARK ESTATES HOA

This Declaration is made this _____ day of _____ 2022 by the undersigned property owners:

ARTICLE I – Name

The name the name of this organization is designated in the Articles of incorporation as Sky Park Estates Homeowner’s Association Inc., hereinafter called the Association.

ARTICLE II – Purpose

The Association is a nonprofit organization whose purpose is to:

1. Provide for the administration of the common areas of Sky Park Estates airport
2. Provide a platform whereby property owners may be informed of and have voting authority on subjects related to the Sky Park Estates Airport and Common Areas, the Sky Park Estates Articles of Incorporation and other subjects outlined in the Sky Park Estates Covenants, Conditions and Restrictions.

ARTICLE III – Fees and Dues

Fees and dues shall be assessed and regulated by means of a vote of the membership. Dues, fees, and assessments not paid by any member for one month shall be deemed in arrears.

ARTICLE IV – Membership

Membership is defined in Article IV of the Articles of Incorporation

ARTICLE V – Board of Directors

Each lot owner of Sky Park Estates and any additions thereto shall be a member of the Board of Directors. All corporate powers shall be exercised by the authority of the Members as Directors of the Association. In essence the business and affairs of the Association shall be managed by the Membership in regular meetings and through its elected officers. The use in these By-Laws of Directors and Members shall be interchangeable.

ARTICLE VI – Officers

Officers of the Association shall consist of a President, Vice-President, Secretary and Treasurer or a combination of Secretary/Treasurer.

ARTICLE VII – Meetings

1. ANNUAL MEETING: The meeting will be held in January at Sky Park Estates Airport. The membership shall determine the time and place of the meeting.

2. REGULAR BUSINESS MEETINGS: These meetings will be held every three months at sky Park Estates Airport. The time in place of a meeting shall be agreeable to the Association members and be determined by the membership.

3. SPECIAL BUSINESS MEETINGS: These meetings shall be called by majority agreement of Association officers when circumstances warrant that the Association membership's advice and consent is required to resolve a difficult, complex or emergency situation.

ARTICLE VIII – Quorum and Vote

1. Annual, regular and special meetings: A quorum shall consist of a majority (51%) of the membership eligible to vote as determined by Article V, VOTING RIGHTS, of the Articles of Incorporation.

2. Each Sky Park Estates lot shall have one vote. If the lot is owned by more than one person or by a group, those persons shall collectively have one vote. If a person or group owns more than one lot, those persons shall have one vote for each lot owned.

3. Proxy Votes: Members may vote by executing a proxy, however the member shall provide a letter or other proof designating a specific lot owner to vote for their specific lot.

ARTICLE IX – Terms and Election of Officers

1. The term of office for all officers Shall be two (2) years.

2. Election: Nominations for elected officers shall be conducted at the meeting prior to the January meeting, and voting at the designated annual January business meeting. Election of new officers shall be by plurality, i.e., the number of votes cast in an election that the leading candidate obtains over the nearest rival. The election shall be conducted by secret ballot.

3. Newly elected officers shall commence the duties of their respective offices immediately following the conclusion of the election.

ARTICLE X – Officer Ascension

1. President: The Association Vice-President shall automatically assume the presidency (to serve out the presidents unfulfilled term of office until the next regular election cycle) should the president's office be vacated. The Vice-President, then serving as interim President shall select/appointment and interim Vice-President from the membership volunteer candidates. This selection/appointment may be ratified at a regular or special business meeting.

2. Vice president: The Association President shall select/appoint an interim Vice-President from membership volunteer candidates to serve the Vice-President's unfulfilled term of office until the next election cycle should the office of Vice-President be vacated. This selection/appointment may be ratified in a regular or special business meeting.

3. Secretary/Treasurer: The Association President shall select/appoint an interim Secretary/Treasurer for the unfulfilled term of office until the next regular election cycle should

the office of Secretary/Treasurer be vacated. This selection/appointment may be ratified at a regular or special business meeting.

ARTICLE XI – Duties of Officers

President: The President shall:

1. Preside at all regular and special meetings, appoint necessary committees, and serve as an ex-officio member of these committees.

2. Declare the results of all elections.

3. Sign checks for the association in accordance with approved expenditures determined by the membership.

4. Call special meetings.

5. Monitor Airport License and notify the Florida Department of Transportation of any changes in airport status.

Vice-President: The Vice-President shall:

1. Preside in the absence of the President.

2. Render assistance to the President when requested.

Secretary/Treasurer: The office of Secretary and Treasurer is normally consolidated to one officer; however, if necessary, the duties can be split into two officer positions.

The Secretary shall:

1. Keep accurate records of all meetings, and shall provide notification of meetings.

2. Maintain names and addresses of Association members and furnish members a copy upon request, or when changes dictate.

3. Receive/prepare Association correspondence.

4. Send out election information and prepare ballots.

5. Assist the President as may be required

The Treasurer shall:

1. Receive/disperse Association funds having joint authority with the President to sign checks.
2. Sign checks for the Association.
3. Maintain an account of all Association receipts and expenditures.
4. Report monthly financial activities including all dues received, expenditures paid and present balance in the Association's accounts.
5. Assist the President as may be required.

ARTICLE XII – Committees

Committees and their Chairperson shall be appointed by the President as deemed necessary to support specific activities and projects.

ARTICLE XIII – Parliamentary Authority

All meeting shall be governed by the rules and procedures contained in Roberts Rules of Order in all cases to which they may be applicable, and in which case they are not inconsistent with these by-laws and any special rules the association may adopt.

ARTICLE XIV – Amendments

These By-Laws may be amended by an assenting vote of three-quarters (3/4) of the membership at any regular meeting, or by a vote conducted by US or electronic mail.

IN WITNESS WHEREOF, for the purpose of accepting these Restated By-Laws governing Sky Park Estates and any Additions thereto, do attest that they were accepted by the required number of eligible voting member-owners.

Cleon T. Lacefield -- President

Reddoch Williams – Vice President

Gregg Costabile – Secretary/Treasurer

State of Florida

County of Okaloosa

Before me personally appeared _____,

_____, _____ and

_____ as officers of Sky Park Estates Homeowners Association and who produced _____ drivers licenses _____ as identification or are personally known to me to be the individuals described in and who executed the foregoing instrument for the purpose therein expressed.

Witness my hand and official seal this _____ day of _____, 2022

Notary Public

(Print name)