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SARASOTA COUNTY, FLORIDA  
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10/06

Nancy Nelson ✓  
711 Beach Rd #104  
Sarasota FL 34242

BYLAWS  
SUNSET ROYALE ASSOCIATION, INC.

1. IDENTITY. These are the Bylaws of SUNSET ROYALE ASSOCIATION Association in these Bylaws, 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 May 3, 1968. The Association has been organized for the purpose of administering a condominium pursuant to the Chapter 718, Florida Statutes, called the Condominium Act, which condominium is identified by the name SUNSET ROYALE and is located upon the following described land in Sarasota County, Florida:

LOTS, 17, 18, 19, 20, 21, 22, 23, BLOCK 28, SARASOTA BEACH, recorded in Plat Book 1, Pages 76 to 81 inclusive, Public Records of Sarasota County, Florida.

1.1 The office of the Association shall be at SUNSET ROYALE CONDOMINIUM, 711 Beach Road, Sarasota, Florida.

1.2 The fiscal year of the Association shall be the calendar year.

1.3 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.

2. MEMBERS' MEETINGS.

2.1 The annual members' meeting shall be held at the office of the corporation in January of each year on such date and at such time as determined from time to time by the Board of Directors, for the purpose of electing directors and transacting any other business authorized to be transacted by the members.

2.2 Special members' meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from members entitled to cast one-third of the votes of the entire membership.

2.3 Notice of all members' meetings stating 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 in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than fourteen (14) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived by any member before or after a meeting.

2.4 A quorum at members' meeting shall consist of persons entitled to cast 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 when approval by a greater number of members is required by the Declaration of Condominium, the Articles of Incorporation or these Bylaws.

2.5 Voting

a. In any meeting of members, the owners of units shall be entitled to cast one vote for each unit owned.



b. If a unit is owned by one person, his right to vote shall be established by the record title to his apartment. If a unit is owned by more than one person, any of the owners of the unit may cast a full vote for the unit, provided however that if more than one owner of a unit seeks to cast a vote for the unit in any matter and the votes do not agree, no vote shall be counted for the unit in that matter. If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate signed by the President or the Vice President and attested by the Secretary or Assistant Secretary 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 unit concerned. A certificate designating the person entitled to cast the vote of a unit may be revoked by any owner of a unit. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

2.6 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 in the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

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

2.8 The order of business at annual members' meetings and as far as practical at other members' meetings, shall be:

- a. Election of chairman of the meeting
- b. Calling of the roll and certifying of proxies
- c. Proof of notice of meetings or waiver of notice
- d. Reading and disposal of any unapproved minutes
- e. Reports of officers
- f. Reports of committees
- g. Election of inspectors of election
- h. Election of directors
- i. Unfinished business
- j. New business
- k. Adjournment

### 3. DIRECTORS

3.1 Membership. The affairs of the Association shall be managed by a board of not less than three nor more than 7 directors the exact number to be determined at the time of election. Directors must be a unit owner. Directors shall serve a term of two years, provided however, notwithstanding the foregoing, for the election occurring immediately after the adoption of these Bylaws, the three nominees receiving the most votes will serve a term of two years and the remaining nominees elected will serve for one year and thereafter all directors shall serve for a term of two years. \_

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

- a) Election of directors shall be held at the annual members' meeting.
- b) A nominating committee of five (5) members shall be appointed by the Board of Directors not less than 30 days prior to the annual members' meeting. The committee shall nominate one person for each director then serving.

