

REVITALIZED BYLAWS
OF
COUNTRYSIDE FARM OWNERS ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

That these REVITALIZED BYLAWS OF COUNTRYSIDE FARM OWNERS ASSOCIATION, INC. (hereinafter "Revitalized Bylaws") are Made and Entered into this 14th day of MARCH, 2013, by COUNTRYSIDE FARM OWNERS ASSOCIATION, INC., a Florida non-profit corporation, herein called the "Association", and the owners of properties within the Plat(s) of COUNTRYSIDE FARMS OF OCALA, as described in Plat Book T, at Pages 101-102, Public Records of Marion County, Florida. Said Revitalized Bylaws are a revival of the "BYLAWS OF COUNTRYSIDE FARM OWNERS ASSOCIATION, INC.", as entered into on September 6, 2012, by the Board of Directors of the Association and as executed by Peter M. Harst, as President, and Ed Metelits, as Secretary, for the Association, as retyped below. This revival is sought pursuant to Chapter 720.403-720.407, Florida Statutes (2012).

ARTICLE I
NAME AND LOCATION

The name of the corporation is Countryside Farm Owners Association, Inc., hereinafter referred to as the "Association." The principal office of the Association shall be located at 11100 SW 93rd Ct. Rd. Suite #10-145, Ocala, FL 34481-5164

Meetings of Members or Directors may be held at such places within the Marion County, in the State of Florida, as designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Articles" shall mean the Articles of Incorporation of Countryside Farm Owners Association, Inc.

Section 2. "Association" shall mean and refer to Countryside Farm Owners Association, Inc. its successors and assigns.

Section 3. "Properties" or "Property" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, of Countryside Farm and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map or plat of the Properties with the exception of the Common Area.

Section 6. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot that is a part of the jurisdiction of the Association.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants and Restrictions of Countryside Farm recorded in the Public Records of Marion County, Florida, and all amendments thereto.

Section 8. "Member" shall mean and refer to those persons entitled to Membership as provided in the Declaration.

Section 9. "Governing Documents" shall mean and collectively refer to the Bylaws and Articles of Incorporation of Countryside Farm Owners Association, Inc., the amendments thereto and the Declaration of Covenants and Restrictions of Countryside Farms.

Section 10. "Non-Defined Terms" shall be terms not defined in these Bylaws and shall have the same meaning as are attributed to them in the Declaration, the Articles, and any amendments thereto.

Section 11. "Member In Good Standing" A member who is without any overdue or outstanding assessments, fines, liens against their property, or any other active legal matters.

Section 12. "Special Assessments" In order to pay for Association expenses which are not budgeted or provided for in other ways, the Board of Directors can assign a Special Assessment to each Lot Owner for an equal amount to cover the expense.

ARTICLE III MEMBERS

Section 1. Qualifications. The qualification of Members, the manner of their admission to membership, changes in membership and the termination of such membership, shall be as set forth in the Declaration, the Articles and any amendments thereto.

Section 2. Member Register. The Secretary of the Association shall maintain a register in the office of the Association showing the names and addresses of the Members. Each Member shall at all times advise the Secretary of any change of address of the Member or any change of ownership of the Member's Lot. The Association shall not be responsible for reflecting any changes until notified of such change in writing.

ARTICLE IV MEETING OF MEMBERS

Section 1. Annual Meetings. Annual Members' meetings shall be held in October at a place as selected by the Board of Directors, within Marion County, Florida, with a special starting time of 11AM unless amended by the notice thereof. No meeting shall be held on a legal holiday.

The purpose of such meetings shall be the election of Directors and the transaction of other business.

Section 2. Regular Meetings. Regular meetings of the Board of Directors shall be held as deemed necessary by the majority of the Directors. These meetings of the Directors shall be open to all Members and notices of such meetings shall be posted in a conspicuous place on the Association property at least 48 hours in advance of a meeting, except in emergency. Notice of any meeting in which assessments against Lots are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessments.

Section 3. Notice of Annual Meeting. Written notice of the annual meeting of Members shall be served upon each Member entitled to notice, at least sixty (60) days prior to said meeting. Such notice shall be hand-delivered, electronically delivered, or mailed to each Member at its physical or electronic address as it appears on the books of the Association.

Section 4. Attendance at Meetings. All Association members in good standing are authorized to attend any meeting of the Association. Any person not expressly authorized to attend a meeting of the Members, as set forth above, may be excluded from any meeting of the Members by the presiding officer of such meeting.

Section 5. Organization. At each meeting of the Members, the President, or in his absence, the Vice President, shall act as Chairman of the Meeting. The Secretary, or in his absence any person appointed by the Chairman of the Meeting, shall act as Secretary of the meeting.

Section 6. Minutes. The minutes of all meetings of the Members shall be kept in a book available for inspection by the Members or their authorized representatives and the Board of Directors, at any reasonable time.

Section 7. Conducting the Meeting. Prior to the start of each meeting the Secretary shall provide a sign-up sheet to record each members name as they enter. The meeting shall be called to order and conducted in a manner that maintains order. No disrespect toward the Directors or the Members will be tolerated. A majority of Directors shall be needed to conduct all meetings. The Order Of Business for each meeting shall be in the following sequence: Election of Directors or election of Officers when applicable, Request to approve the minutes of the prior meeting, Reading of the Treasurer's Report, Unfinished Business, Reports from any committees, New Business, Open discussion, Adjournment.

Section 8. Parliamentary Rules. Except when specifically implied by the Chairman of the meeting, Robert's Rules of Order (latest edition) shall govern the conduct of all Association meetings. A strict or technical reading of Robert's Rules of Order shall not be made so as to frustrate the will of the members participating in said meetings.

ARTICLE V
BOARD OF DIRECTORS: SELECTION AND TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board consisting of at least five (5) Directors, all of whom must be Members of the Association.

Section 2. Term of Office. At the annual meetings, the Members shall elect two (2) or three (3) Directors for a term of two years or until they are removed in the manner elsewhere provided.

Section 3. Removal, Resignation, and Appointment. Any Director may be removed from the Board of Directors, by a vote or petition in writing of a majority of the voting Members of the Association. Removal shall be immediate. A director may give notice of resignation to take effect immediately or at a future time. If at any time the Board is short of Directors, they may appoint a replacement. The appointed Director shall serve for the unexpired term of his predecessor.

ARTICLE VI
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Members may submit nominations for election to the Board of Directors using Intent to Run Forms supplied in advance of the election, or they shall have the right to place their name as a candidate or nominate another member at the Annual Meeting.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At the election the Members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Members may vote by requesting an absentee ballot within 30 days prior to the annual meeting and then mailing their ballot or in person at the meeting. Cumulative voting (allotting more than one vote to a single candidate) is not permitted. Proxy voting will not be used in the election process. Elections shall be decided by a majority of the votes cast. The results will be announced publicly at the meeting.

Section 3. Election Procedure. At least sixty (60) days prior to the annual meeting, a letter will be sent to all lot owners stating when and where the meeting will be held and how many seats on the Board will be available for election. The Intent to Run form with instructions on its return shall be included. The Intent to Run Form should be completed and returned to the Board Secretary no later than thirty (30) days prior to the meeting date so the nominees' names can be listed on the ballot. There will be ninety-four (94) official ballots issued with the Countryside Farms corporate seal. The election of directors shall take place at the annual meeting. Voting for the nominees will be completed in person at the meeting or by requesting an absentee ballot in advance of the meeting date. If that option for voting is chosen, the Association's Secretary will send the requester two envelopes with the ballot. One will be blank and the other will be self-addressed, stamped with the owner's lot number. When voting, the owner shall fold and place the completed ballot inside the smaller blank envelope identified as "Ballot," then sealing the envelope. Place the smaller envelope with the ballot in the larger, self-addressed stamped envelope with the lot number. The secret absentee ballot can be hand delivered to any board

member up to the date and time of the meeting start or mailed to be received no later than the day before the annual meeting date.

Prior to the annual meeting election the Board will appoint, from the attendees, three or four volunteers to oversee the voting process. The Board Secretary shall hand deliver the previously received sealed absentee ballots to the vote counting committee with a lot roster indicating the lots that have received ballots. The lot owners that wish to cast a vote at the meeting will be instructed to provide proper ID and obtain a ballot. A voting ballot box will be supplied. His/her lot number will be checked off as receiving a ballot. The total ballots that remain unused or submitted as absentee and cast at the meeting shall not exceed ninety-four (94). There will be spaces on the ballot for write-in voting. If a ballot submitted has checked or written in more than the number of seats open, the ballot will be considered invalid. When all ballots with the corporate seal have been accounted for, the election may commence.

After the volunteer committee has counted the votes and arrived at the agreed total number of votes for each candidate, the Board President shall be allowed to conduct a recount. If both counts agree, the Board Secretary shall certify the vote. The results shall be shared with the Members present, published in the minutes of the annual meeting, and mailed to all Members.

The Board shall have the option to suspend the vote counting if proper decorum can not be maintained.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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

A. Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Governing Documents.

B. Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

C. Appoint committees as from time-to-time may be deemed necessary which may exercise such powers, duties and functions as may be determined by the Board of Directors.

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

A. Cause to be kept minutes of all meetings of the Board of Directors.

B. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed.

C. As more fully provided in the Declaration, to:

(1) Send written notification of the assessment to each Member for the coming year at least thirty (30) days prior to the assessment period. Send written notice of each special assessment to every Member.

(2) Place a lien against any property for which assessments are not paid or arrangements have not been made.

D. Procure and maintain adequate liability and hazard insurance on property owned by the Association.

E. Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

F. Cause the Common Area to be maintained.

G. Supervise and ensure the making of necessary repairs, additions and improvements to or alterations of the Property.

H. Maintain bank accounts on behalf of the Association and designate signatories required therefore.

I. Perform all duties and obligations of the Association as set forth in the Governing Documents and as otherwise provided by statute or law, and all powers incidental thereto or implied there from.

J. Ensure all alleged violators of the Covenants and Restrictions are notified in advance of their right to address the Members of the Association and speak at length on their behalf. Only after each member present has had no more than three (3) minutes to speak on the subject will the Board of Directors vote on the alleged violation.

K. Ensure any member requesting a petition to build, alter, and/or improve or for a Variance are notified in advance of their right to address the Members of the Association and speak at length on their behalf. Only after each member have had no more than three (3) minutes to speak on the subject will the Board of Directors vote on the petition.

ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President and Vice-president, who shall at all times be Members of the Board of Directors, a Secretary and a Treasurer, and such other officers as the Board of Directors 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 of Directors following each annual meeting of the Members.

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

Section 4. Special Appointments. The Board of Directors 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 of Directors may, from time-to-time, determine.

Section 5. Resignation and Removal. Any Officer may be removed from office with cause by the Board of Directors. Any Officer may resign at any time giving written notice to the Board of Directors. Such resignation shall take effect on the date of receipt of such notice or at any later time as specified, and unless otherwise specified, 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 of Directors. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he replaces.

Section 7. Multiple Offices. 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 appointments created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

A. President. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board of Directors are carried out; shall be one of two Directors who sign all leases, mortgages, deeds and other written instruments that obligate the community and shall keep the corporate seal of the Association and affix it on all papers requiring said seal.

B. Vice-president. The Vice-president shall act in the place of the President in the event of his absence, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

C. Secretary. The Secretary shall record the votes and keep the minutes at all meetings of the Board of Directors. Minutes shall be in a written form within a reasonable amount of time following the meeting date. A vote or abstention from voting on each matter voted upon for each director present at a board meeting must be recorded in the minutes; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board of Directors.

D. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of accounts; and shall prepare an annual statement of income and expenditures and make available to each of the Members.

ARTICLE IX INDEMNIFICATION

The Directors and officers of the Association shall be indemnified by the Association to the fullest extent now or hereinafter permitted by law and shall not be personally liable for any act, debt, liability or other obligation of the Association. Similarly, Members are not personally liable for any act, debt, liability or obligation of the Association. A Member may become liable to the Association for dues, assessments or fees as provided by law.

ARTICLE X COMMITTEES

The Board of Directors may appoint a committee, as provided in the Declaration, which is responsible for the review and approval of all plans, specifications, and other materials describing or depicting improvements, and additions or modifications thereto, to be constructed on the Property. In addition, the Board of Directors may appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XI BOOKS AND RECORDS

The books, records and papers of the Association shall at all times be subject to inspection by any Member. The Declaration, the Articles and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost. The Association shall be required to make available to prospective purchasers of any Lot, current copies of the Governing Documents and the most recent annual financial statement of the Association.

ARTICLE XII ASSESSMENTS

Section 1. Annual Assessments. Each Member is obligated to pay to the Association annual and special assessments, if necessary. The annual assessment is paid in advance for the calendar year and due on or before January 1. Annual assessments which are not paid when due shall be considered delinquent. If the assessment is not paid by February 1, the Association may place a lien on the property in question. If the assessment is not paid by March 1, the association may levy a fine of \$25.00 per month. When facing hardships all owners have the right to request a payment plan from the Board of Directors prior to the assessment becoming delinquent.

All interest, costs, and attorney's fees of any such action shall be added to the amount of the lien. No Owner may waive or otherwise escape liability for any assessment by abandonment of his/her Lot.

Section 2. Special Assessments. If a special assessment is not paid within thirty (30) days after the due date, the association may place a lien on the property in question, and may also levy a fine of \$25.00 per month. When facing hardships all owners have the right to request a payment plan from the Board of Directors prior to the assessment becoming delinquent. All interest, costs, and attorney's fees of any such action shall be added to the amount of the lien. No Owner may waive or otherwise escape liability for any assessment by abandonment of his/her Lot.

ARTICLE XIII CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words "Countryside Farm Owners Association, Inc." the year "1980" and the words "Corporation Not-For-Profit". The seal may be used by causing it, to be impressed upon any instrument or document executed in the name of the Association.

ARTICLE XIV AMENDMENTS

These Bylaws may be amended at an annual meeting of the members or a regular meeting of the Board of Directors by an affirmative vote of all five Directors. Prior to the vote, members shall have the opportunity to discuss the proposed amendments.

ARTICLE XV MISCELLANEOUS

Section 1. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. Partial Invalidity. If any of the provisions of these Bylaws shall be or become unenforceable at law or in equity, the remaining provisions shall, nevertheless, be and remain in full force and effect.

Section 3. Conflicts. In the event of a conflict, applicable Florida statute, the Articles of Incorporation, the Declaration of the Association, and the bylaws shall govern in that order of precedence.

Section 4. Captions. Captions are utilized only as a matter of convenience and for reference, and in no way are intended to or shall define, limit or describe the scope of these Bylaws or the intent of any provision.

CERTIFICATION

I, the undersigned, do hereby certify: That I am the duly elected and acting Secretary of Countryside Farm Owners Association, Inc., a Florida not-for-profit corporation and that the foregoing Bylaws are the original dated April 12, 2011 and amendments dated August 4, 2012 of the Association, as duly adopted by consent of the Board of Directors.

Ed Metelits _____
Secretary

I, the undersigned, do hereby certify: That I am the duly elected and acting President of Countryside Farm Owners Association, Inc., a Florida not-for-profit corporation and that the foregoing Bylaws are the original Bylaws of the Association dated April 12, 2011 and amendments dated August 4, 2012 of the Association, as duly adopted by consent of the Board of Directors.

Peter M. Harst _____
President

In witness whereof, I have hereunto subscribed by name and affixed the seal of the Association this 6th day of September, 2012.

On September 6, 2012, Peter M. Harst and Ed Metelits came before me personally and under oath, stated that they are the persons described in the above document and that they signed the above document in my presence.

Notary Signature

Notary Public, in and for the County of Marion, State of Florida

My commission expires _____