

EXHIBIT "B"

**BYLAWS
OF
SILVERCREST HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT**

**ARTICLE I
NAME**

Section 1.1 The name of the corporation is **SILVERCREST HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, not-for profit (hereinafter referred to as the "Association").

**ARTICLE II
DEFINITIONS**

Section 2.1 For ease of reference, these Bylaws shall be referred to as the "Bylaws". The terms used in these Bylaws shall have the same definition as those set forth in the Declaration of Covenants, Restrictions, Easements, and Assessments for **SILVERCREST**, to be recorded in the Public Records of Okaloosa County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE III
MEETING OF MEMBERS**

Section 3.1 Annual Meetings. The annual meeting of the Members shall be held on a date and time and at a place to be determined by the Board with due and proper notice thereof as provided in Section 3.3 hereof.

Section 3.2 Special Meeting. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of a majority of the Members of each class.

Section 3.3 Notice of Meetings. Notices of all board meetings must be posted in a conspicuous place in the community at least forty-eight (48) hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place, written notice of each meeting of Members shall be given, by or at the direction of the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least seven (7) days before such meeting, to each Member entitled to vote thereat, addressed to the Members' addresses last appearing on the books of the Association, or supplied by such Member to the Association for the purposes 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 3.4 Quorum. The presence at the meeting of Members of each class entitled to cast votes, or of proxies entitled to cast votes, equal to twenty percent (20%) of each class, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation,

the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at the meeting, the Members of each class entitled to vote shall have 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 3.5 Proxies. At all meetings of Members of each class, each Member of each class 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/her Lot.

Section 3.6 Vote Required. At every meeting of the Members, the Owner(s) of each Lot, either in person or by proxy, shall have the right to cast the number of votes to which he/she is entitled as set forth in the Declaration. The vote of the majority of the votes cast by those present of each class, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Declaration, the Articles of Incorporation, or these Bylaws, a different vote is required; in which case, such express provisions shall govern and control.

Section 3.7 Order of Business. The order of business at all annual or special meetings of the Members of each class shall be as follows:

- A. Roll Call
- B. Proof of Notice of meeting or waiver of notice
- C. Reading of minutes of previous meeting
- D. Reports of officers
- E. Reports of committees
- F. Election of officers or directors (if election to be held)
- G. Unfinished business
- H. New business
- I. Adjournment

ARTICLE IV BOARD OF DIRECTORS: SELECTION - TERM OF OFFICE

Section 4.1 Number. The affairs of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) members. The first Board of Directors shall have three (3) members.

Section 4.2 Classes. Each director will be appointed or elected to one (1) of three (3) classes: Class 1, Class 2, or Class 3. Directors will be elected by class to provide for staggered terms. This Section 4.2 shall not apply to Article IV, Section 4.7

Section 4.3 Term of Office. Each member of the Board shall serve for a term of two (2) years until the next annual meeting, or until such time as his/her successor is chosen. The eligibility of a member to be elected for more than one (1) term shall not be abridged, excluding

the initial terms as explained as follows: the initial term for Class 1 director will be for one (1) year, the initial term for the Class 2 director will be for two (2) years, and the initial term for the Class 3 director will be for three (3) years.

Section 4.4 Removal. Any director may be removed from the Board, with or without cause, by a majority of each class of the Members of the Association entitled to vote. In the event of death, resignation or removal of a director, his/her successor shall be selected by the remaining members of the Board of Directors, and he/she shall serve for the unexpired term of his/her predecessor. This Section 4.4 shall not apply to Board of Directors appointed by Declarant. Only Declarant shall have the right to remove a member of the Board of Directors appointed by Declarant.

Section 4.5 Compensation. No director shall receive compensation for any service he/she may render to the Association. However, any director may be reimbursed for his/her actual expenses incurred in performance of his/her duties.

Section 4.6 Action Taken Without a 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 the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Section 4.7 The First Board of Directors. The first Board of Directors shall consist of three (3) persons who shall be appointed by the Declarant and who, subject to the provisions set forth hereinabove with regard to resignation and death, shall be the sole voting members of the Board of Directors and shall hold office until the termination of Class "B" Membership as set forth in the Declaration.

ARTICLE V ELECTION OF DIRECTORS

Section 5.1 Elections to the Board of Directors shall be by secret written ballot. At such election, the members or their proxies may cast, in respect to each such vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving a majority of the votes cast for that office shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETING OF DIRECTORS

Section 6.1 Regular Meetings. Regular meetings of the Board of Directors shall be held annually, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day that is not a legal holiday.

Section 6.2 Special Meetings. Special meetings of the Board of Directors 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 6.3 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.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 7.1 Powers. The Board of Directors shall have the power to:

A. Adopt and publish rules and regulations governing the use of the Common Area and Areas of Common Responsibility, as well as the personal conduct of the Members and their guests thereon, and establish penalties for the infraction thereof;

B. Suspend the voting rights and right to use the Common Area or Areas of Common Responsibility by a Member during any period in which such Member shall be in default in the payment of any Assessment levied by the Association. Such right to use of the Common Area or Areas of Common Responsibility 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 this Association and not reserved to the Membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

D. Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

E. Employ a manager, management company, an independent contractor and/or such other employees as the Board deems necessary, prescribe the duties to be undertaken and the compensation therefor; authorize the purchase of necessary supplies and equipment and enter into contracts with regard to the foregoing items or services;

F. Accept such other functions or duties with respect to the Property hereunder, including Architectural Control, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors;

G. Delegate to and contract with a financial institution for collection of the Assessments of the Association;

H. Procure and maintain adequate liability insurance on property owned by the Association, and such other insurance, which, in the opinion of a majority of the Directors, may be necessary or desirable for the Association; the policies and limits are to be reviewed at least annually and increased and decreased at the discretion of the majority of the members of the Board of Directors;

I. Cause the Common Area, Areas of Common Responsibility, and those portions of Lots and dwellings to be maintained in accordance with the Declaration;

J. Prepare and file the appropriate governmental tax returns; and, in compliance with Revenue Ruling 70-604, the corporation elects to apply excess Assessments to help reduce future years Assessments. Therefore, no tax is due on the excess payment.

Section 7.2 Duties. It shall be the duty of the Board of Directors to:

A. Cause to be kept a complete record of all of its acts and corporate affairs and present a statement thereof to the Members at the annual meeting of the Members of each class, or at any special meeting when such statement is required in writing by fifty-one percent (51%) of each class;

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

C. Fix the amount of the annual Assessment against each Lot and send written notice of each Assessment to every Owner subject thereto and in relation thereto and establish the Annual Budget as provided in the Declaration described hereinabove;

D. Foreclose the lien against any Property for which Assessments are not paid, or bring an action at law against the Owner personally obligated to pay the same, at the election of the Board of Directors;

E. Issue or cause to be issued by an appropriate Officer, upon demand by any person, a certificate setting forth whether 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;

F. Fix and determine the amount of special Assessments for capital improvements as set forth in the Declaration, send written notice of each special Assessment to every Owner subject thereto at least thirty (30) days in advance of the due date thereof, and collect or cause to be collected such sum(s) as are deemed to be due by virtue of said special Assessment.

**ARTICLE VIII
OFFICERS AND THEIR DUTIES**

Section 8.1 Enumeration of Officers. The Officers of this Association shall be a president, secretary, and treasurer who shall at all times be members of the Board of Directors.

Section 8.2 Election of Officers. The election of Officers shall take place at the meeting of the Board of Directors, which shall immediately follow the adjournment of each annual meeting of Members.

Section 8.3 Term. The Officers of this Association shall be elected annually by the Board, and each shall hold office for one (1) year unless said member shall sooner resign, or shall be removed or otherwise disqualified to serve.

Section 8.4 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 in its discretion.

Section 8.5 Standing Committees. The Board shall appoint such standing committees as are required under the Declaration, the Articles, or these Bylaws, as well as such other committees as are necessary or desirable from time to time; said committees shall exist for such periods of time, have such authority, and perform such duties as the Board may, from time to time, determine in its discretion.

Section 8.6 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 at any later time specified therein; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 8.7 Vacancies. A vacancy in any office may be filled by appointment by a majority vote of the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he/she replaces.

Section 8.8 Duties. The duties of the Officers are as follows:

A. President: The President shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

B. Secretary: The Secretary may act in the place and stead of the President in the event of his/her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board of Directors. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal;

serve notice of meetings of the Board of Directors and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as may be required by the Board of Directors.

C. 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 along with the President; keep proper books of account; cause a financial report of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an Annual Budget and a 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

Section 9.1 The Board of Directors may, at its discretion, create such committees as it sees fit from time to time.

ARTICLE X BOOKS AND RECORDS

Section 10.1 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 of Incorporation, and these Bylaws shall be available for inspection by any Member at the principal office of the Association, or such other address as the Board of Directors may from time to time designate, and copies may be purchased at a reasonable cost at such address.

ARTICLE XI ASSESSMENTS

Section 11.1 As more fully provided in the Declaration, except as therein provided, each Member of each class is obligated to pay to the Association annual and special Assessments and reserves, which are secured by a continuing lien upon the Lot against which the Assessment is made and are a personal obligation of the Member of each class.

ARTICLE XII CORPORATE SEAL

Section 12.1 The Association may have a seal in circular form, having within its circumference the words: **SILVERCREST HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, not-for-profit.

**ARTICLE XIII
AMENDMENTS**

Section 13.1 Requirements to Amend. These Bylaws may be amended at a regular or special meeting of the Members by a vote of fifty-one percent (51%) of each class of the Members present in person or by proxy except as otherwise provided in the Declaration.

Section 13.2 Control of Conflict. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and, in the case of any conflict between the Declaration, the Articles of Incorporation, and/or these Bylaws, the Declaration shall control.

**ARTICLE XIV
MISCELLANEOUS**

Section 14.1 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 each year, except that the first fiscal year shall begin on the date of incorporation of the Association.

Section 14.2 Indemnification. The Association shall indemnify any Officer or director or any former officer or director to the full extent permitted by law.

Section 14.3 Insurance. The Board of Directors may, but is not required to, elect to carry a policy of officers and directors' liability insurance, insuring the Officers and directors against any claims made against them whatsoever, except claims of willful negligence and misfeasance of office.

Section 14.4 Financial Reports.

A. If the Declaration, Articles, or these Bylaws do not obligate Declarant to create reserves, and the Association is responsible for the repair and maintenance of capital improvements, which may result in special Assessments if reserves are not provided or not fully funded, each financial report for the preceding fiscal year shall contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES; UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

B. If the Association's budget provides for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established by the Association's affirmative approval of the majority of the total voting interests of the Association, each financial report for the preceding fiscal year shall contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES; THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

IN WITNESS WHEREOF, we, the directors of **SILVERCREST HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, not-for-profit, have hereunto set our hands this 21st day of February, 2022 for and on behalf of the Association.



Chad Willard, President

CERTIFICATION

I, the undersigned, do hereby certify that I am duly elected and acting Secretary of **SILVERCREST HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, not-for-profit, and that the foregoing Bylaws constitute the original Bylaws of the said Association, as duly adopted at the meeting of the Board of Directors thereof, held on this 21st day of February, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the said Association this 21st day of February, 2022.



Mike Patterson, Secretary

EXHIBIT "C"

**ARTICLES OF INCORPORATION
FOR
SILVERCREST HOMEOWNERS ASSOCIATION, INC.**

In compliance with the requirement of Chapter 617 of the Florida Statutes, the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

**ARTICLE I
DEFINITIONS**

Section 1.1 For ease of reference, these Articles of Incorporation shall be referred to as the "Articles". The terms used in these Articles shall have the same definition and meaning as those set forth in the Declaration of Covenants, Restrictions, Easements, and Assessments for SILVERCREST ("Declaration"), to be recorded in the Public Records of Okaloosa County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE II
NAME**

The name of this corporation is **SILVERCREST HOMEOWNERS ASSOCIATION, INC.** ("Association").

**ARTICLE III
PRINCIPLE OFFICE**

The principal office is located at: 6148 Old Bagdad Hwy., Milton, FL 32583

**ARTICLE IV
REGISTERED AGENT**

The individual who is hereby appointed as the initial Registered Agent of this Association is:

Name: Chad Willard

Address: 6148 Old Bagdad Hwy., Milton, FL 32583

**ARTICLE V
INCORPORATOR**

The Incorporator of the Association is:

Name: Chad Willard

Address: 6148 Old Bagdad Hwy., Milton, FL 32583

11/2018

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CLERK OF STATE
TALLAHASSEE, FLORIDA

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**ARTICLE VI
PURPOSE AND POWERS OF THE ASSOCIATION**

6.1 This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the residence Lots and Common Areas within that certain tract of property described in the Declaration. In addition, it is the Association's purpose to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- a. Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration, and as the same may be amended from time to time as therein provided; said Declaration being incorporated herein as if set forth at length; and
- b. Sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person; and
- c. Fix, levy, collect and enforce payment, by any lawful means, all charges or Assessments pursuant to the terms of the Declaration and pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association; and
- d. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association; and
- e. Borrow money, and with the assent of a majority vote at a meeting where a quorum is present, in person or proxy; and
- f. Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by fifty percent (50%) of each class of Members, agreeing to such dedication, sale or transfer; and
- g. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and Common Area, provided such merger, consolidation or annexation shall have the assent of fifty percent (50%) of each class of Members; and
- h. Maintain, repair, replace, operate and manage the above-described Property and any improvements therein including the right to reconstruct improvements owned

by the Association after casualty and to make further improvements of the Property or purchase additional property and improvements; and

- i. Enter into contracts for management, insurance coverage and maintenance and delegate all of the powers and duties of the association except those the delegation of which may be required by the Declaration to have approval of the Board of Directors or Membership of the Association; and
- j. Enforce the provisions of the proposed Declaration, these Articles of Incorporation, the Bylaws of the Association, which may be hereafter adopted, and the rules and regulations governing the use of the Property and the improvements thereon as same may be hereafter established; and
- k. Exercise, undertake, and accomplish all of the rights, duties and obligations, which may be granted to or imposed upon the Association pursuant to the Declaration; and
- l. Operate, maintain, and manage the Stormwater Management System(s) in a manner consistent with the requirements of the Environmental Resource Permit and other applicable rules of the Water Management District; and
- m. Demonstrate that the land on which the Stormwater Management System is located is owned or otherwise controlled by the Association to the extent necessary to operate and maintain the system or convey operation and maintenance to another entity in accordance with the Declaration and Environmental Resource Permit; and
- n. Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes, regarding corporations not-for-profit, may now or hereafter have or exercise together with all other powers reasonably necessary to effectuate the purpose of the Association as set out herein.


6.2 The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by Assessments against Members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any Member.

ARTICLE VII MEMBERSHIP

7.1 The Declarant, to the extent provided in the Declaration, and every person or entity who is a record Owner of a fee simple or undivided fee simple interest in any residential Lot, which is subject by the Declaration to Assessment by the Association, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit, which is subject to Assessment by the Association.

OATH OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. FURTHER, I AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.


Print Name: Chad Willard
Title: Registered Agent
Date: 2-21-22

**STATE OF FLORIDA
COUNTY OF OKALOOSA**

I HEREBY CERTIFY that on this day, before me a notary public duly authorized in the State and County above named to take acknowledgments, personally appeared **Chad Willard** to me well known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation.

Witness my hand and seal in the County and State aforesaid this 21st day of February, 2022.




Notary Public

2022 MAR -7 AM 9:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED