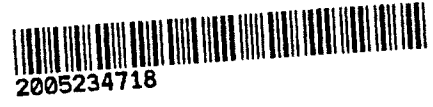


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Prepared by and Return to:
Joel R. Weaver, Esq.
1022 Main Street, Suite C
Dunedin, Florida 34698

JED PITTMAN, PASCO COUNTY CLERK
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OR BK **6678** PG **409**

CERTIFICATE OF RECORDATION

OF THE

BYLAWS OF

VIVA VILLA MAINTENANCE CORPORATION

The undersigned, Salvatore Canello, as President, and Roger Smith, as Secretary of Viva Villas Maintenance Corporation, a Florida non-profit corporation, do hereby certify that the following and attached Bylaws were duly adopted by the Board of Directors in conformance with applicable Florida Statutes and the Declaration of Covenants, Conditions and Restrictions of Viva Villas Maintenance Corporation, as originally recorded at **Official Records Book 3732, Page 136** et. seq., of the Public Records of Pasco County, Florida.

IN WITNESS WHEREOF, the undersigned have executed and signed this Certificate of Recordation of the Bylaws on behalf of the corporation, this 28 day of SEP, 2005.

Witness

VIVA VILLAS MAINTENANCE CORPORATION

Norma Jean Smith
Print Name: NORMA JEAN SMITH

By: Salvatore Canello
Salvatore Canello, President

Stefan Egan
Print Name: STEFAN EGAN

ATTEST:

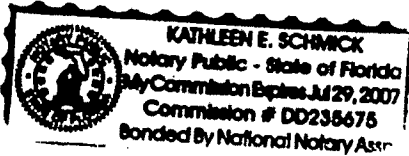
Roger Smith
Roger Smith, Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Pasco

I hereby certify that before me personally appeared Salvatore Canello, as President, and Roger Smith, as Secretary, both of Viva Villa Maintenance Corporation, a Florida non-profit corporation, and who are personally known to me or have produced Florida Drivers Lic as identification and who did/did not take an oath, and who have executed the foregoing Certificate of Recordation of the Bylaws of Viva Villa Maintenance Corporation, and acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes contained therein.

WITNESS my signature and official seal in Pasco County, State of Florida, this 28 day of September, 2005.



Kathleen E. Schmick
Notary Public

Kathleen E Schmick
Print Notary Name
My Commission No.: DD235675
My Commission Expires: 7/29/07

BYLAWS

VIVA VILLA MAINTENANCE CORPORATION

Date: March 21, 2005

BYLAWS
VIVA VILLA MAINTENANCE CORPORATION

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BYLAWS
VIVA VILLA MAINTENANCE CORPORATION

ARTICLE I Name and Purpose of the Corporation

The name of the Corporation is VIVA VILLA MAINTENANCE CORPORATION, hereinafter referred to as the "Association". The principal office of the Association shall be located at such places as determined by the Board from time to time, and meetings of the members and directors may be held at such places within the State of Florida, County of Pasco, as may be designed by the Board of Directors. VIVA VILLA MAINTENANCE CORPORATION is a Nonprofit Corporation and its purpose is maintaining the exterior of the Villas and to supplement and provide maintenance not provided for by the VILLA DEL RIO HOMEOWNERS ASSOCIATION, INC., for the common purpose of enhancing and protecting the value, attractiveness and desirability of the lots, tracts, and Villas, in Phase 3 and 4 including 10 garaged units on LaPasida Lane and 2 garaged units on Repondo Place.

ARTICLE II Definitions

Section 1. "Association" shall mean and refer to VIVA VILLAS MAINTENANCE CORPORATION, its successors and assigns.

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

Section 3. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties.

Section 4. "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 5. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Public Records of Pasco County, Florida.

Section 6. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 7. "Maintenance" shall mean the exercise of reasonable care to keep the exterior of the Villas, including the roof, walls, landscaping improvements in the condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden management practices necessary to promote a healthy, weed-free environment for the optimum plant growth.

Section 8. "Villa" shall mean a dwelling unit constructed on a lot which is attached to a similar dwelling by at least one common wall and roof.

ARTICLE III Meeting of members.

Section 1. Annual Meetings. The first annual meeting of the members shall be held within the the quarter-year after one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held during the same month of each year thereafter.

Section 2. Special Meetings. 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 the members who are entitled to vote one-fourth (¼) of all of the votes of the membership.

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BYLAWS

ARTICLE III Meeting of Members

Section 3. Notice of Annual/Special Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting. 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.

(a) Notice of an Annual meeting called for the purpose of taking action authorized under Section 7 or Article III of the Declaration (Annual Assessments) shall be given to all members not less than thirty (30) days nor more than sixty (60) days in advance of such meeting either by mailing a copy of such notice, addressed to the member's address last appearing on the books of the Association or supplied by such member to the Association for the purpose of notice, or by delivering the same to the member's address.

(b) Notice of all other member meetings shall be given at least fifteen (15) days in advance to each member, either by mailing or delivering a copy of such notice, addressed to the member's address last appearing on the books of the Association, or by delivering the same to the member's address.

(c) Delivery of notice pursuant to subsection (a) or (b) to any co-owner of a Lot or Villa shall be effective upon all such co-owners of such Lot or Villa, unless a co-owner has requested the Secretary in writing that notice may be given such co-owner and furnished the Secretary with the address to which such notice may be delivered by mail.

Section 4. Quorum The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the voting interests of the membership 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 any meeting, the members entitled to vote thereat 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 5. Proxies At all meetings of members, each member may vote in person or by proxy, except as prohibited or limited by law. 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 Lot.

ARTICLE IV Board of Directors: Selection and Term of Office

Section 1. Number of Directors The affairs of the Association shall be managed by a Board of not less than five (5) nor more than seven (7) directors, who must be members of the Association.

Section 2. Term of Office The term of office for all Directors shall be one (1) year.

Section 3. Removal Any director may be removed from the Board, with or without cause, by a majority vote of the voting interests of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the board and shall serve for the unexpired term of his predecessor.

Section 4. 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 5. 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

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BYLAWS

ARTICLE V Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors 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 Chairperson, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until 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 of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations to the Committee or from the floor may be made from the members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot or by limited proxy. At such 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. 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 as 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, fax, or email for at least five days (5) days prior to each meeting, but nothing contained herein shall be deemed to disallow any directors waiver of said notice. Notice shall also be posted as required by law. Posting will be located next to the swimming pool (s) three (3) days before such meeting.

Section 2. Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by two (2) directors after not less than three (3) day's notice to each directors.

Section 3. Quorum. A majority of the total number of directors shall constitute a quorum for 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. Nothing herein shall limit any right established by law for a director to attend meetings of the Board by conference telephone call.

ARTICLE VII Powers and Duties of the Board of Directors

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

(a) adopt and publish rules and regulations governing the use of the Lots and the personal conduct of the members and their guest thereon, and to establish penalties for infraction thereof;

(b) suspend the voting rights of a member during any period in which such member shall be in default in the payment of any 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 regulation.

(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.

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BYLAWS

ARTICLE VII Power and Duties of the Board of Directors:

(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) contract with a third party for the management of the Property and to delegate to the Contractor all powers and duties of this corporation except such as are specifically required by the Declaration and / or the Bylaws to have the approval of the Board of or the membership of the corporation; and

(1) ensure competitive bids are made for each contract for services or purchases that have a value greater than \$1000.00.

(f) accept such other functions or duties with respect to the Properties including control of the grounds, 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 the management company and/or financial institution, responsibility for collection of the assessments of the Association.

(h) perform all obligations, duties and powers conferred in the Declaration, etc.

Section 2. Duties. It shall be the duty of the Board of Directors 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 the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(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) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period, which shall be due on the first day of the month and delinquent 15 days thereafter;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period.

(3) foreclose the lien against any property for which assessments are not paid within ninety (90) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer 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) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

ARTICLE VIII Officers and Their Duties

Section 1. Enumeration of Offices. 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 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.

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BYLAWS

ARTICLE VIII Officers and Their Duties

Section 3. Term. The Board of Officers shall consist of Five (5) to Seven (7) members elected from the general membership. Their term of office shall be: President and Treasurer and one at large Director for two (2) years. Vice President, Secretary and the other (s) at large Directors for one (1) year. Thereafter, election of Board of Directors shall be for one year for any vacancy that has occurred. No officer will serve more than 1 two (2) year consecutive term in any 1 position. An officer can serve again if elected by the membership.

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

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 at the 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/she replaces. If less than 1 year, that officer can serve out the term plus 1 new term.

Section 7. Multiple Offices. The offices of the Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more that one of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

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

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 written instruments and shall co-sign all checks, promissory notes and contracts.

Vice-President

The Vice-President shall 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 the President 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 on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

The Treasurer, through the management company, shall oversee receipts and deposits 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 for the Association, keep proper books of accounts; cause an annual audit 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 represented to the membership at its regular annual meeting and deliver a copy of each to the members.

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ARTICLE IX. Committees.

The Association may appoint a Building and Landscaping Committee as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors 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 of Incorporation 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.

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 property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within fifteen (15) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) and a late fee of \$25.00, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein. See Declaration of Covenants, Conditions and Restrictions, ARTICLE III.

ARTICLE XII. Corporate Seal

The Association shall have a seal in circular form having within its circumference the words:

VIVA VILLAS MAINTENANCE CORPORATION
FLORIDA
"NOT FOR PROFIT"
1997

ARTICLE XIII. Amendments

Section 1. These Bylaws may be amended, at a regular or special meeting of the members at which a quorum is present, by a vote of a majority of the members present in person or by proxy.

Section 2. 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 and these Bylaws, the Declaration shall control.

ARTICLE XIV. Fiscal Year

The fiscal year of the Association shall be the calendar year, except that the first fiscal year shall begin on the date of incorporation.

The foregoing was adopted as the Bylaws VIVA VILLAS MAINTENANCE CORPORATION, a corporation not for profit under the laws of the State of Florida, at a duly called meeting of the Board of Directors on the 21 day of MARCH, 2005

VIVA VILLAS MAINTENANCE CORPORATION
By: Susan Smith, Secretary



2012199283

Prepared By and Return To:
Shelly May Johnson, PA
7241 Little Road
New Port Richey, FL 34654

RE

Rept: 1477361 Rec: 18.50
DS: 0.00 IT: 0.00
11/26/12 S. Shultz, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
11/26/12 09:31am 1 of 2
OR BK 8788 PG 405

**FIRST AMENDMENT TO THE BYLAWS
OF VIVA VILLAS MAINTENANCE CORPORATION**

This First Amendment to the Bylaws of VIVA VILLAS MAINTENANCE CORPORATION is for the purpose of amending the Bylaws of Viva Villa Maintenance Corporation as recorded in Official Records Book 6678, Page 409, of the Public Records of Pasco County, Florida (the "Bylaws").

WITNESSETH

WHEREAS, the Bylaws of Viva Villas Maintenance Corporation were created and adopted in the name of the Corporation with the principal office of the Corporation to be located at such places as determined by the Board from time to time, and the meetings of the members and directors to be held at such places within the State of Florida Pasco County, as may be designed by the Board of Directors.

WHEREAS, Article XIII, Section 1 of the Bylaws provides that the Bylaws may be amended at a regular or special meeting of the members at which a quorum is present, or by a vote of the majority of the members present in person or by proxy, and;

WHEREAS, it is deemed to be in the best interest of the Viva Villas Maintenance Corporation to amend Article IX, Committees, to clarify the provision;

NOW THEREFORE, be it resolved by a proxy vote of the majority of the members with [90 (Ninety)] of the members having voted on the Amendment of which [59 (Fifty-Nine)] have thereby approved the amendment to Article IX, Committees as follows:

AMENDMENT

Article IX. Committees.

~~The Association may appoint a Building and Landscaping Committee as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.~~

The Association may appoint an Architectural Committee as provided in the Viva Villas Maintenance Corporation's Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions and these Bylaws. The purpose of this

Committee and any other Committees appointed by the Board of Directors is to supplement services not provided by Villa Del Rio Homeowners Association, Inc. such as maintaining buildings, including but not limited to painting in original colors, and the preservation of lawns, trees, and bushes to enhance and protect the value and attractiveness of the Lots and Villas in Phases 3, 4 and 10 garaged units on LaPasida and 2 garaged units on Repondo. The aforementioned are services for which owners of lots are assessed separate from the common areas' assessment as set forth in Article III, Declaration of Covenants, Conditions and Restrictions as recorded in Official Record Book 3732, Page 136, and amended in Official Record Book 3794 Pg. 1872, and amended in Official Record Book 4418 Pg. 614, all being in the public records of Pasco County, Florida.

An Architectural Committee will have maintenance, preservation and architectural control of the Lots and Villas in Phases 3, 4 and 10 garaged units on LaPasida and 2 garaged units on Repondo as set forth in Article IV of the Articles of Incorporation of Viva Villas Maintenance Corporation.

Viva Villas Maintenance Corporation

James D. Bailey
Witness

By: Donna Rossano
Donna Rossano, as President

Alfredo J. Cancelo
Witness

STATE OF FLORIDA
COUNTY OF PASCO

Donna Rossano, as President of Viva Villas Maintenance Corporation, who is personally known by me and who did not take an oath, acknowledged the foregoing instrument on this 22 day of October, 2012.

Colette Ciliberti
NOTARY PUBLIC
My Commission Expires:

