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Prepared by & Return to:  
The Great Outdoors Premier RV/Golf Resort Community Services Association, Inc  
100-D Plantation Drive  
Titusville FL 32780

**CERTIFICATE OF APPROVAL OF AMENDMENT TO THE CONSOLIDATED AND RESTATED  
BY-LAWS OF THE GREAT OUTDOORS PREMIER RV/GOLF RESORT COMMUNITY  
SERVICES ASSOCIATION, INC.,  
A FLORIDA CORPORATION, NOT FOR PROFIT**

The undersigned authorities hereby certify that at a duly called and noticed meeting of the Board of Directors held on October 18, 2023, the Board of Directors of The Great Outdoors Premier RV/Golf Resort Community Services Association, Inc. ("Association") duly adopted the attached amendment to the Consolidated and Restated By-Laws of The Great Outdoors Premier RV/Golf Resort Community Services Association Inc., a Florida Corporation, Not for Profit (the By-Laws), as recorded at the Official Records Book 7164, Page 2872 et. Seq., as amended at Official Records Book 8157, Page 63 on May 7, 2018, and Book 8597, Page 472 on November 25<sup>th</sup>, 2019 in the Public Records of Brevard County, Florida.

The attached amendment to the By-Laws was approved in accordance with Article 8 of the By-Laws, by a unanimous vote of the Board of Directors attending a duly called meeting where a quorum was present.

Witness our hands and seals this 19<sup>th</sup> day of December, 2023

ATTEST:

"ASSOCIATION"  
The Great Outdoors Premier RV/Golf Resort  
Community Services Association, Inc.

Sharon K Sanford  
Sharon K Sanford, Secretary

By: Clifford Creech  
Clifford Creech, President

STATE OF FLORIDA :  
COUNTY OF BREVARD :

Before me, the undersigned authority, personally appeared Clifford Creech and Sharon K Sanford, to me personally known to be the President and Secretary, respectively, of The Great Outdoors Premier RV/Golf Resort Community Services Association, Inc., or having produced Florida drivers licenses as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 19<sup>th</sup> day of December, 2023.

Sabrina Priske  
(SIGN)

My Commission Expires:  
3/18/2027

SABRINA PRISKE  
(PRINT)



Proposed additions shown in bold underlining

Proposed deletions shown in strikeouts

Omitted but unaffected provisions are represented by \* \* \*

**Article 11 of the Bylaws is proposed to be deleted in its entirety and replaced with the following:**

## **ARTICLE 11**

### **ENFORCEMENT OF USE AND MAINTENANCE RESTRICTIONS AND TRAFFIC VIOLATIONS**

#### **Section 1. General Authority.**

**This Article shall apply to the enforcement of the use and maintenance restrictions set forth in the Declaration of Covenants, the Association By-laws, Rules and Regulations and Architectural Guidelines of the Association. The Board may appoint such committees as deemed necessary in the discretion of the Board to inspect the Properties to determine the presence of violations or may delegate such obligation to a managing agent at the discretion of the Board. Such authority and obligation may likewise include monitoring the status of a violation and reporting to the Board during the enforcement process.**

#### **Section 2. Enforcement of Fines and Other Remedies.**

**The Board may adopt a policy for providing notice to Owners of the existence of a violation and demand for correction, which shall provide notice of the specific provisions of the applicable documents and action needed to achieve compliance in reasonable detail. Failure to correct any violation following reasonable notice as determined by the Board may result in imposition of a proposed fine, suspension of use rights, or other remedies provided for in the Declaration, all of which shall be cumulative.**

**(a) A fine may not exceed \$100 per violation against any Owner or any Owner's tenant, guest, or invitee for the failure of the Owner of the Parcel or its occupant, licensee, or invitee to comply with any provision of the Declaration of Covenants, the Association By-laws, Rules and Regulations and Architectural Guidelines of the Association. A fine may be levied by the Board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate.**

**(b) Imposition of a fine or suspension of use rights shall be subject to the notice and hearing requirements set forth herein. Following the Board vote to levy a proposed fine or suspension, the Association shall provide fourteen (14) days' notice to the Owner of the proposed fine levied by the Board and any additional remedies being pursued, and an opportunity for a hearing before a committee of at least three (3) Members appointed by the Board who are not Officers, Directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an Officer, Director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the proposed fine or suspension levied by the Board is approved by the committee, the fine payment is due five (5) days after notice of the approved**

fine is provided to the Owner and, if applicable, to any occupant, licensee, or invitee of the Owner. The Association must provide written notice of such fine or suspension by mail or hand delivery to the Owner and, if applicable, to any occupant, licensee, or invitee of the Owner.

(c) Any fine not paid within thirty (30) days of the date of the foregoing notice shall be subject to legal action to collect same in accordance with the governing documents and Section 720.305, Florida Statutes, and the Owner shall be responsible for all reasonable attorney's fees and costs incurred.

(d) In the event an Owner or any Owner's guest, tenant, or invitee remains in violation of the governing documents following the foregoing process, the Board of Directors shall refer the matter to legal counsel without further notice to the Owner for commencement of legal action, and the Owner or any Owner's guest, tenant, or invitee shall be responsible for all reasonable attorney's fees and costs incurred.

Section 3. Traffic Infractions.

(a) Notwithstanding anything to the contrary herein, traffic infractions shall be subject to the procedures and penalties set forth in this Article 11. Traffic infractions include speeding or other violation of the rules or regulations governing vehicles and traffic, as now or hereafter adopted by the Board of Directors.

(b) The Board of Directors shall take all reasonable and necessary steps to enforce the speed limits and rules and regulations regarding vehicular traffic within THE GREAT OUTDOORS R.V./GOLF RESORT. The Board of Directors shall appoint such personnel as may be necessary to supervise the roadways, identify vehicles which exceed the speed limit, and take such other steps as would be deemed appropriate were the roadways subject to municipal jurisdiction.

(c) Any Owner or any Owner's guest, tenant, or invitee determined by the Board of Directors or its agents or employees to have violated any traffic regulation (moving and non-moving) shall be issued a citation. The Board may impose any sanction contained in this Article 11, including cumulative fines up to \$1,000.00 or as allowed by Chapter 720, Florida Statutes, as from time to time amended, whichever is greater.

(d) The Board of Directors shall make such additional rules, pursuant to Article 5(12)(i), as may be appropriate for penalizing traffic offenders and speed limit violators and deterring further violations of applicable traffic rules and speed limits. The Board shall adopt procedures for mandatory appearance, warnings and fines that assure due process for any Owner who wishes to challenge a citation.

## ARTICLE 11

### NOTICE AND HEARING PROCEDURE

Section 1. Suspension of Privileges. ~~In the event of an alleged violation of the Declaration, the Articles, these By Laws or the rules and regulations adopted hereunder, and after written notice of such alleged failure is given to the Owner or to anyone in his family alleged to be in default in the manner herein provided, the Board of Directors shall have the right, after the alleged violator has been given an opportunity for an appropriate hearing and upon an affirmative vote of a majority of all Members of the Board, to suspend or condition said Owner's and his family's right to the use of the Common Properties (except for the portions thereof which are necessary as a means of ingress and egress) and to fine such Owner. Any such suspension shall be for a period of not more than thirty (30) days for any non continuing infraction, but in the case of a continuing infraction (including non payment of any Assessment after the same becomes delinquent) may be imposed for so long as the violation continues. No fine shall exceed the sum of \$1,000.00 or that allowed by Chapter 617 Florida Statutes, whichever is greater. The failure of the Board to enforce the Rules and Regulations, these By Laws, the Articles or the Declaration shall not constitute a waiver of the right to enforce the same thereafter. The remedies set forth above and otherwise provided by these By Laws or by law shall be cumulative and none shall be exclusive. However, any individual Owner must exhaust all available internal remedies of the Association prescribed by these By Laws or by the rules and regulations adopted by the Association, before that Owner may resort to a court of law for relief from any provisions of the Declaration, the Articles, these By Laws or the rules and regulations. The foregoing limitation pertaining to exhausting administrative remedies shall not necessarily apply to the Board or to any Member where the complaint alleges non payment of Assessments.~~

Section 2. Written Complaint. ~~A hearing to determine whether a right or privilege of an Owner or any of his family (the "Respondent") under the Declaration or these By Laws should be suspended or conditioned or a fine imposed shall be initiated by the filing of a written complaint by any Owner or by any Officer or Member of the Board of Directors with the President of the Association or other presiding Member of the Board. The complaint shall constitute a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the Respondent is charged, to the end that the Respondent will be able to prepare his defense. The complaint shall specify the specific provisions of the Declaration, the Articles, these By Laws or the rules and regulations which the Respondent is alleged to have violated, but shall not consist merely of charges phrased in the language of such provisions without supporting facts.~~

Section 3. Discovery. ~~After initiation of a proceeding in which the Respondent is entitled to a hearing, the Respondent and the individual filing the complaint, upon written request made to the other party, prior to the hearing and within fifteen (15)~~

~~days after service by the Board of Directors of the complaint or within ten (10) days after service of any amended or supplemental complaint, is entitled to (a) obtain the names and addresses of witnesses to the extent known to the other party, and (b) inspect and make a copy of any statements, writings and investigative reports relevant to the subject matter of the hearing. Nothing in this Section, however, shall authorize the inspection or copying of any writing or thing which is privileged from disclosure by law or otherwise made confidential or protected as work product.~~

~~Section 4. Tribunal. The President shall appoint a Tribunal of three (3) Owners upon receipt of a written complaint as provided in Section 2 of this Article. No member of the Tribunal shall be a Director of the Association, nor shall any member of the Tribunal be involved in any prior investigation of the matter on behalf of the Board nor related by blood or marriage to either the complaining party or the respondent. In appointing the members of the Tribunal, the President should make a good faith effort to avoid appointing neighbors of the Respondent or any Owners who are witnesses to the alleged violation giving rise to the complaint. The decision of the President shall be final, except that the Respondent may challenge any member of the Tribunal for cause, where a fair and impartial hearing cannot be afforded, at any time prior to the taking of evidence of the hearing. In the event of such a challenge, the Board of Directors shall meet to determine the sufficiency of the challenge, without the President voting. If such challenge is sustained, the President shall appoint another Owner to replace the challenged member of the Tribunal. All decisions of the Board of Directors in this regard shall be final. The Tribunal shall elect a Chairman. The Tribunal shall exercise all other powers relating to the conduct of the hearing.~~

~~Section 5. Notice of Hearing. The Tribunal shall serve a notice of hearing, as provided herein, on all parties at least ten (10) days prior to the hearing.~~

~~Section 6. Hearing.~~

~~(a) Whenever the Tribunal has commenced to hear the matter and a member of the Tribunal is forced to withdraw prior to a final determination by the Tribunal, the remaining members shall continue to hear the case and the Chairman of the Board shall appoint another member. Oral evidence shall be taken only on oath or affirmation administered by an Officer of the Association. The use of affidavits and written interrogatories in lieu of oral testimony shall be encouraged by the Tribunal.~~

~~(b) Each party shall have these rights: to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him. If Respondent does not testify in his own behalf, he may be called and examined as if under crossexamination.~~

~~(c) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in itself to support a finding, unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.~~

~~(d) Neither the accusing Owner nor the allegedly defaulting Owner must be in attendance at the hearing. The hearing shall be open to attendance by all Owners. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the Declaration, the Articles, these By Laws, the rules and regulations or the workings of the Association.~~

~~Section 7. Decision. The Tribunal will prepare written findings of fact and recommendations for consideration by the Board of Directors. The Tribunal shall make its determination only in accordance with the evidence presented to it and in accordance with these By Laws. After all testimony and documentary evidence has been presented to the Tribunal, the Tribunal shall vote by secret written ballot upon the matter, with a majority of the entire Tribunal controlling. A copy of the findings and recommendations of the Tribunal shall be posted by the Board of Directors at a conspicuous place on the Common Properties, and a copy shall be served by the President on each party in the matter and his attorney, if any. Disciplinary action and fines under the Declaration, the By Laws or the rules and regulations shall be imposed only by the Board of Directors, and in accordance with the findings and recommendations of the Tribunal. The Board of Directors may adopt the recommendations of the Tribunal in their entirety, or the Board may reduce the proposed penalty and adopt the balance of the recommendations. In no event shall the Board impose more stringent disciplinary action than recommended by the Tribunal. The decision of the Board shall be in writing and shall be served and posted in the same manner as the findings and recommendations of the Tribunal. The decision of the Board shall become effective ten (10) days after it is served upon the Respondent, unless otherwise ordered in writing by the Board of Directors. The Board may order a reconsideration at any time within fifteen (15) days following service of its decision on the parties on its own motion or upon petition by a party.~~

~~Section 8. Traffic Infraction. Notwithstanding anything to the contrary in Sections 1 through 7 above, traffic infractions shall be subject to the procedures and penalties set forth herein. Traffic infractions include speeding or other violation of rules or regulations governing vehicles and traffic, as now or hereafter adopted by the Board of Directors.~~

~~The Board of Directors shall take all reasonable and necessary steps to enforce the speed limits and rules and regulations regarding vehicular traffic within THE GREAT OUTDOORS R.V./GOLF RESORT Land. The Board of Directors shall appoint such personnel as may be necessary to supervise the roadways, identify vehicles which exceed the speed limit, and take such other steps as would be deemed appropriate were the roadways subject to municipal jurisdiction.~~

~~Any Owner determined by the Board of Directors or its agents or employees to have violated any traffic regulation (moving and non-moving) shall be issued a citation. The citation shall advise the vehicle driver of the violation and may, depending upon the gravity of the offense, require an appearance before the Board or payment of a fine. The Board may impose any sanction contained in this Article 11 of these ByLaws, including fines up to \$1,000.00 or as allowed by Chapter 617 Florida Statutes, as from time to time amended, whichever is greater.~~

~~The Board of Directors shall make such additional rules, pursuant to Article 5(12)(i) as may be appropriate for penalizing traffic offenders and speed limit violators and deterring further violations of applicable traffic rules and speed limits. The Board shall adopt procedures for mandatory appearance, warnings and fines that assure due process for any Owner who wishes to challenge a citation.~~