

**BUENA VISTA ADVENTURE INC.**  
**BY-LAWS**

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# REVISIONS

CHANGES ARE LABELED AS FOLLOWS:

BY-LAWS DRAFT VERSION – Revised 11/13/13 1:15 am Page 1, 2, 3

ARTICLE V – Amendment added – February 2016 \*\*

ARTICLE I –Community- March 2019 removed all additions not in the HOA

- Buena Vista Melody Manor Addition
- Buena Vista Melody Manor 2<sup>nd</sup> Addition
- Buena Vista Lullaby Gardens Addition
- Ridgewood Gardens,
- Ridgewood Gardens 1<sup>st</sup> Addition.

# **BUENA VISTA ADVENTURE, INC.**

## **BY-LAWS**

### **ARTICLE I COMMUNITY**

The community is all the residential lots in the following subdivisions in Pasco County, Florida:

South-Buena Vista Civic Council, Inc.

- Buena Vista,
- Buena Vista 1<sup>st</sup> Addition
- Buena Vista 2<sup>nd</sup> Addition

North – North Buena Vista Civic Association

- Buena Vista 3<sup>rd</sup> Addition
- Buena Vista 5<sup>th</sup> Addition
- Buena Vista 7<sup>th</sup> Addition
- Buena Vista 9<sup>th</sup> Addition
- Buena Vista Melody Manor 3<sup>rd</sup> Addition
- Bonita Village,

### **ARTICLE II MEMBERSHIP**

The Association is all residential lot owners in the Buena Vista community.

### **ARTICLE III EXECUTIVE BOARD**

Regular business of the Association shall be conducted by the executive board. The board shall consist of six directors, three appointed by the North Buena Vista Civic Association, Inc. (North Park) and three appointed by South Buena Vista Civic Association, Inc. (South Park) on three year terms. To stagger the three year terms of the directors, for the first appointment, one director from each hall shall be appointed to a one year term, one for a two year term and one for a three year term.

Parks may fill the director vacancies caused by resignation or removal. Parks may appoint alternate directors. In the event of an absence of a director and any designated alternate, two directors from a park may choose a temporary alternate for any meeting.

Directors and Alternates must be active members of their park in good standing. Directors may be removed by their parks for not attending meetings without viable reason or fraud

A quorum of the board is two directors from each park. Board motions require a majority of the voting from each park to pass.

## **ARTICLE IV OFFICERS**

The officers are President, Vice President, Treasurer, and Secretary. Officers are appointed by and from the board on a yearly basis.

The President presides at all meetings and appoints committees as needed.

The Vice President acts with full responsibilities of the President in the absence of the President.

The Secretary keeps accurate records of all regular and special meetings, conducts all required correspondence and makes all required non-financial government filings. Minutes of all meetings are available to both Parks if requested.

The Treasurer maintains and preserves the records of all monies, and makes monthly, quarterly and annual reports including any government financial reports as required.

The Directors serve on committees at the request of the President and brings anything needed to the attention of the board.

## **ARTICLE V ADMINISTRATION**

The board may appoint administrators to manage the covenants and the collection of assessments and fees.

\*\*Amendment: Any officer doing special assignments for the BVA can be compensated for the services rendered.

**ARTICLE VI**  
**BILLING RATES**

Billing rates may be set from time to time by the administrator. Generally each parcel's proportional share of the community expenses is; one divided by the number of parcels. Nonetheless, these rates may be varied by levels of services received by the applicable members or other relevant factors, even if such changes vary the previous proportion of percentage by which any parcel shares in the common expenses.

**ARTICLE VII**  
**VOTING**

Except for board business, all voting on issues which affect any part of the community, including voting on special assessments and covenant modification, extension and renewals, shall be by approval of both the north and south parks, under their voting provisions which are in existence at the time of such votes. Each park may amend its voting procedures from time to time.

Special assessments which only affect properties and common areas covered by only one park ay be voted on by that park only. Except to conform to any government requirements, covenant and special assessment votes May be only be taken in January, February or March and notice shall be posted at each hall at least 30 Days prior to voting.

When prudent to satisfy any statute or regulation, the board may give full or provisional voting rights in either park, for such issues, to any members of the community who is not a member in good standing of either park.

**ARTICLE VIII**  
**GENERAL MEMBERSHIP MEETINGS**

In general membership meetings, each park shall be responsible for credentialing its own members and meeting its quorum requirements. Members may give proxies for general membership issues to the boards of their parks. Proxies may be used to satisfy quorum requirements.

**ARTICLE IX  
ANNUAL MEETING**

The board shall schedule an annual meeting in January, February or March and post notices of such meetings at each hall at least 30 days in advance.

**ARTICLE X  
AMENDMENTS**

The board reserves the right to make reasonable interpretations to any and all of these bylaws and the covenants and the right to modify them at any time to conform to any government requirements. Any such modification may be deemed by the board to have existed and be effective retroactively.

Otherwise these bylaws may be amended by the board only in the months of January, February or March. Proposed amendments shall be posted at each hall at least 30 days prior to voting. Amendments, including amendments to covenants, may, if approved, alter proportionate voting interests or the proportion by which parcels share in the common expenses.