

BYLAWS

OF

VIVA VILLAS CIVIC ASSOCIATION, INC.

A Florida Not-for-Profit Corporation

Pasco County, Florida

Adopted: September 1, 2026

vivavillashoa.com

ARTICLE I – MEMBERSHIP

Section 1. Membership. Membership in the Association is mandatory for all record owners of lots within Viva Villas.

Section 2. Dues and Assessments. Each household shall pay annual dues in the amount of \$120.00, or such other amount as may be set by the Board of Directors in accordance with the annual budget adopted by the Board. Annual dues include the assessment for maintenance of the common park area required under the Association's Deed Restrictions; no separate park maintenance assessment shall be levied except as provided in Article VIII, Section 7 (Capital Expenditures) or Article VIII, Section 8 (Emergency and Unbudgeted Expenses). Each household shall be provided a copy of the adopted budget, or written notice that a copy is available at no charge, in accordance with Florida law. Dues shall be payable on January 1 of each year and delinquent if not received by January 31.

Section 3. Delinquency and Late Fees. A member whose dues are not paid by January 31 shall be subject to a late fee schedule of \$25 after February 1, \$50 after March 1, and \$75 after April 1, not to exceed \$150 in late fees in any year. If any assessment, together with accrued late fees and interest, remains unpaid one hundred twenty (120) days after its original due date, the Board shall provide the delinquent owner written notice of intent to record a claim of lien, together with a reasonable opportunity to cure the delinquency before the lien is recorded. If the delinquency remains uncured one hundred fifty (150) days after the original due date, the Board shall record a claim of lien against the delinquent owner's lot, and shall pursue collection consistent with the Declaration and Florida law. All liens arising from delinquencies in a given calendar year shall be recorded no later than December 31 of that year. The amount due shall accrue interest at 10% per annum, calculated on a simple, non-compounding basis, in accordance with the Declaration and Florida law.

Section 4. Receipts. Payment shall be evidenced by canceled check, electronic receipt, or other reasonable proof of payment accepted by the Treasurer.

Section 5. Park Use. The community park shall be available for peaceful assemblies, family events, and recreational activities. Large gatherings may be restricted or require Board approval to ensure safety and proper use.

ARTICLE II – MEETINGS OF THE MEMBERS

Section 1. Regular Meetings. The Association shall hold at least one annual meeting of members. Supplemental membership meetings shall be held as needed, taking into account seasonal conditions, snowbird attendance patterns, weather, and other practical constraints, provided that no more than six (6) months shall elapse between membership meetings without a good-faith effort to schedule one.

Section 2. Special Meetings. Special meetings may be called by the President, a majority of the Board of Directors, or upon written request of at least 20% of the members. Written notice shall be given at least fourteen (14) days prior to such meeting.

Section 3. Quorum. Ten percent (10%) of the members in good standing, in person or by absentee ballot as permitted under these Bylaws, shall constitute a quorum for the transaction of business at any regular or special meeting of the membership.

Section 4. Voting. Each household in good standing shall be entitled to two (2) votes. No proxies shall be permitted. Absentee ballots shall be permitted in accordance with the Absentee Ballots article of these Bylaws. Election results must be announced by the next general meeting.

Section 5. Order of Business. The agenda for regular meetings shall include: (1) sign-in of members, (2) officer reports, (3) committee reports, (4) old business, (5) new business, (6) adjournment.

Section 6. Member Participation. Each member or resident in attendance shall be permitted to speak for up to five (5) minutes per subject, provided that all members desiring to speak have the opportunity before any member may speak again.

ARTICLE III – ABSENTEE BALLOTS

Section 1. Availability. Absentee ballots shall be made available to any member in good standing for any matter to be voted upon by the membership, including but not limited to director elections, capital expenditures, amendments to these Bylaws, and any other matter properly noticed for a membership vote.

Section 2. Distinction from Proxies. An absentee ballot reflects the member's own final vote on a specific, identified matter, cast in writing in advance of the meeting at which the matter will be decided. An absentee ballot is not a grant of discretionary voting authority to another person and is distinct from a proxy. Proxies remain prohibited under Article II, Section 4.

Section 3. Form. An absentee ballot shall clearly identify each matter to be voted upon and provide the member the ability to indicate their vote in writing. Each absentee ballot must be signed by the member casting it and must include the member's name and lot or parcel address.

Section 4. Submission. Absentee ballots shall be submitted in a sealed inner envelope containing only the ballot, placed inside an outer envelope bearing the member's name, lot or parcel address, and signature, and must be received by the Secretary or other custodian designated by the Board before the start of the meeting at which the matter will be decided.

Section 5. Counting. Properly submitted absentee ballots shall be counted toward quorum and included in the vote tally for each matter for which they were submitted, and shall be opened and counted by tellers appointed by the President in the same manner as ballots cast in person at the meeting.

Section 6. Confidentiality. Upon verification of the outer envelope, the inner envelope shall be separated from the outer envelope prior to counting, so that the identity of the voter is not linked to the recorded vote, except as necessary to verify the member's eligibility to vote.

Section 7. Third-Party Collection Prohibited. No person may solicit, collect, or take custody of another household's absentee ballot for delivery to the Association, except that a member of the same household may deliver that household's own ballot. All other absentee ballots must be submitted directly by the voting member — by mail, hand delivery by the member, or delivery to a ballot collection point designated by the Board. Any person who assists a member in completing an absentee ballot shall not influence, coach, or direct how that member votes, and any ballot shown to have been completed under improper influence may be challenged and excluded from the count by the tellers.

ARTICLE IV – MEETINGS OF THE BOARD OF DIRECTORS

Section 1. Frequency. The Board of Directors shall meet as often as necessary to conduct the business of the Association, at such times and places as the President or a majority of the Board may determine. The Board is not required to meet on a monthly or other fixed schedule.

Section 2. Notice. Notice of each Board meeting, including an agenda specifically identifying the items to be considered, shall be conspicuously posted in the community at least forty-eight (48) hours in advance, except in the case of an emergency.

Section 3. Open Meetings. Meetings of the Board shall be open to all members, except for portions of a meeting held with the Association's attorney to discuss proposed or pending litigation.

Section 4. Quorum. A quorum for the transaction of business at any meeting of the Board of Directors shall consist of at least half of the Board members then serving, plus one, with any fractional result rounded down to the nearest whole number.

Section 5. Voting. Once a quorum is present, action by the Board requires the affirmative vote of a majority of the directors present at the meeting, unless a higher threshold is required elsewhere in these Bylaws or by Florida law.

ARTICLE V – EXECUTIVE BOARD

Section 1. Composition. The Executive Board shall consist of the four (4) officers of the Association (President, Vice President, Secretary, and Treasurer) plus up to nine (9)

additional non-officer members elected from the membership, for a Board of no more than thirteen (13) members in total. The immediate past President shall serve as a non-voting advisor.

Section 2. Term of Office. Members of the Board shall serve terms of no less than two (2) years, with no limit on the number of successive terms.

Section 3. Vacancies. Vacancies on the Board shall be filled by the Board within forty-five (45) days.

Section 4. Resignations. A resignation submitted in writing shall be deemed accepted upon delivery to the Board.

Section 5. Compensation. No Board member shall receive compensation for service as a Director or Officer of the Association.

ARTICLE VI – DIRECTOR ELIGIBILITY AND CONFLICTS OF INTEREST

Section 1. Eligibility. All full-time members in good standing are eligible to serve on the Board, except: (a) an individual convicted of a felony who has not had civil rights restored for at least five (5) years; (b) an individual delinquent in the payment of any monetary obligation to the Association; and (c) an individual charged by information or indictment with ballot forgery, theft or embezzlement of Association funds or property, destruction of or refusal to allow inspection of official records, or obstruction of justice in furtherance of any such crime, who may not serve on or have access to the records of the Board unless authorized by court order. For purposes of this Section, a "full-time member" is a member who occupies their lot within Viva Villas as their primary, year-round residence; a member who resides elsewhere for a substantial portion of the year (including seasonal or part-time residents) is not eligible to serve on the Board.

Section 2. Director Education. Within ninety (90) days after election or appointment, each director shall complete the director education curriculum required by Florida Statutes §720.3033(1), and shall thereafter complete continuing education as required by that statute. A director who does not timely file the required certificate shall be suspended from the Board until the requirement is satisfied; the Board may temporarily fill the resulting vacancy during the period of suspension.

Section 3. Conflicts of Interest. A director or officer shall disclose to the Board, in writing, any activity that may reasonably be construed as a conflict of interest — including any contract for goods or services between the Association and the director, officer, or a relative of either — at least fourteen (14) days before the Board votes on or enters into the matter giving rise to the conflict. Any such contract or transaction must be approved by an affirmative vote of two-thirds (2/3) of the directors present who are not party to the conflict, disclosed to the membership at the next regular or special meeting, and is subject

to cancellation by majority vote of members present at that meeting, consistent with Florida Statutes §720.3033(2).

Section 4. Prohibition on Kickbacks. No officer, director, or manager of the Association may solicit or accept anything of value from any person providing or proposing to provide goods or services to the Association, except food to be consumed at a business meeting valued at less than \$25.00 per person, or items received in connection with trade fairs or educational programs, consistent with Florida Statutes §720.3033(3).

ARTICLE VII – NOMINATIONS AND ELECTIONS

Section 1. Nominating Committee. The Association's nominations for open Board positions are typically presented at a membership meeting held in November. Prior to that meeting, the President may appoint a Nominating Committee Chairperson, who shall select at least two additional members to serve on the Nominating Committee. The Nominating Committee shall present a slate of candidates for each open Board position at the nominations meeting.

Section 2. Self-Nomination and Floor Nominations. Any eligible member may nominate themselves as a candidate at the nominations meeting. If the Association's nomination process allows candidates to be nominated in advance of the meeting, the Association is not required to accept additional nominations from the floor at that meeting.

Section 3. Election Meeting; Notice. The election is typically held at a membership meeting in December, following the nominations meeting. Written notice of the election meeting, including the date, time, and location, shall be provided to all members at least fourteen (14) days in advance, consistent with Florida Statutes §720.306.

Section 4. When an Election Is Not Required. If the number of candidates equals or is fewer than the number of open Board positions, no election shall be held, and the qualified candidates shall commence service on the Board, regardless of whether a quorum is present at the election meeting.

Section 5. Ballots. Where more candidates are nominated than there are open positions, the election shall be conducted by secret ballot at the election meeting, or by absentee ballot in accordance with Article III of these Bylaws. Ballots shall be counted by tellers appointed by the President or the Nominating Committee Chairperson.

Section 6. Plurality Vote. Directors shall be elected by a plurality of the votes cast. In the event of a tie for the final open position, the tie shall be broken by a runoff vote among the tied candidates at the same meeting.

Section 7. Challenges. Any challenge to the election process must be brought within sixty (60) days after the election results are announced, consistent with Florida Statutes §720.306.

Section 8. Installation. Newly elected directors are typically installed and take office at a membership meeting held in January, allowing incoming directors time to review the Association's governing documents and financial position before the Board adopts its next annual budget under the Budget and Reserves article of these Bylaws.

ARTICLE VIII – OFFICERS AND DUTIES

Section 1. Officers. The officers of the Association shall consist of a President, Vice President, Secretary, and Treasurer.

Section 2. President. The President shall preside over meetings, represent the Association, and serve as an ex-officio member of all committees.

Section 3. Vice President. The Vice President shall assume the duties of the President in his or her absence and perform such duties as assigned by the Board.

Section 4. Secretary. The Secretary shall maintain records, minutes, and correspondence of the Association.

Section 5. Treasurer. The Treasurer shall maintain the financial accounts of the Association, provide receipts for payments, and disburse funds only with two (2) authorized signatures on each check.

Section 6. Operating and Maintenance Expenditures. The Board may authorize and pay, without membership approval and regardless of dollar amount, all budgeted operating and maintenance expenses of the Association, including recurring contracted maintenance (such as landscaping, pest control, or utilities) and expenses reasonably necessary to administer the Association's day-to-day affairs (such as a community bulletin board, accounting or management software, website hosting, and insurance premiums), provided such expenses are included in the adopted annual budget or are reasonably necessary to maintain existing Association operations and property.

Section 7. Capital Expenditures. Any capital expenditure — meaning the acquisition, construction, or installation of a new common-area improvement or amenity not previously existing, including but not limited to picnic tables, a gazebo, or a basketball court — requires approval by majority vote of the membership at a duly noticed meeting before funds may be committed or spent, regardless of cost. This Section does not apply to the repair, replacement, or maintenance of an existing improvement or amenity, which is governed by Section 6.

Section 8. Emergency and Unbudgeted Expenses. For an expense that is neither included in the adopted annual budget nor governed by Section 6 or Section 7, the Board may authorize and pay for the expense without membership approval if it is reasonably necessary to prevent damage to persons or property, or to address an imminent threat to the Association's common areas, provided the cost does not exceed \$1,000.00 per incident. The

Board shall report any such expenditure to the membership at the next regular or special meeting. An unbudgeted expense that does not meet this emergency standard, or that exceeds \$1,000.00, requires approval by majority vote of the membership before funds may be committed or spent.

Section 9. Electronic Payments. The Board may authorize the Treasurer to establish recurring electronic (ACH) payments for budgeted, recurring operating and maintenance expenses under Section 6 of this Article, including but not limited to utilities, insurance premiums, and contracted maintenance services. Each ACH arrangement must be approved in advance by the Board, shall be limited to a specific payee and a maximum authorized amount per transaction, and shall be reviewed by the Board no less than annually. The Treasurer shall provide a report of all active ACH arrangements, including payees and authorized amounts, at each annual audit under Article XIII. Any payment outside the scope of an arrangement approved under this Section shall require the same authorization as other disbursements under this Article.

ARTICLE IX – REMOVAL FROM OFFICE

Section 1. Removal of Officers. Any officer of the Association may be removed from office, with or without cause, by a majority vote of the Board of Directors at any regular or special Board meeting, provided the officer is given notice of the meeting and an opportunity to be heard before the vote. Removal from an officer position does not remove the individual from the Board of Directors, if the individual was separately elected as a director; removal of a director requires a member recall or another mechanism provided by Florida law or these Bylaws.

Section 2. Right of Recall. Members of the Board of Directors may be recalled and removed from office as provided by Florida Statutes §720.303 and §720.306, and by this Article.

Section 3. Recall Procedure. A recall may be initiated by a written agreement or ballot signed by at least a majority of the total voting interests of the Association, or by a vote taken at a meeting of the membership noticed for that purpose. The recall procedure shall otherwise follow the requirements of Florida Statutes §720.303 and applicable administrative rules governing homeowners' association recalls.

Section 4. Effect of Recall. A Board member recalled under this Article shall be removed from office effective upon certification of the recall in accordance with Florida law. Any vacancy created by a recall shall be filled in accordance with Article V, Section 3 of these Bylaws.

Section 5. Removal for Absence. Any director who is absent from three (3) consecutive Board meetings without reasonable cause, as determined by the Board, shall be removed from the Board, and the position shall be declared vacant. The resulting vacancy shall be filled in accordance with Article V, Section 3 of these Bylaws.

ARTICLE X – INDEMNIFICATION

Section 1. Right to Indemnification. The Association shall indemnify any director, officer, or committee member who was or is a party to any proceeding — including one brought by or in the right of the Association — by reason of the fact that they are or were serving in that capacity, against liability incurred in connection with the proceeding, including reasonable attorney's fees, if the person acted in good faith and in a manner they reasonably believed to be in the best interests of the Association, and, with respect to any criminal proceeding, had no reasonable cause to believe their conduct was unlawful, consistent with Florida Statutes §617.0850.

Section 2. Limitation. No indemnification shall be provided under this Article for any judgment or finding of liability arising from willful misconduct, gross negligence, fraud, or a knowing violation of criminal law, or for any conduct for which indemnification is otherwise prohibited by Florida law.

Section 3. Advancement of Expenses. The Association may, upon a determination by the Board, advance reasonable attorney's fees and other expenses to a director, officer, or committee member in defending a proceeding described in Section 1, prior to its final disposition, upon receipt of a written undertaking by or on behalf of that person to repay the amount advanced if it is ultimately determined that they are not entitled to indemnification under this Article.

Section 4. Insurance. The Association carries directors and officers liability insurance covering its directors, officers, and committee members against liability asserted against or incurred by them in that capacity. The Board shall maintain such coverage in an amount and form it determines reasonable, and may adjust or supplement it from time to time. Nothing in this Article requires continuous maintenance of a particular policy or coverage amount, and indemnification under this Article is not contingent on the availability or adequacy of insurance proceeds.

Section 5. Non-Exclusivity. The rights provided under this Article are not exclusive of any other rights to indemnification a person may have under Florida law, the Association's other governing documents, or any agreement.

ARTICLE XI – COMMITTEES

Section 1. Establishment. Committees shall be formed as determined necessary by the Board of Directors.

Section 2. Appointment. Committee chairs shall be appointed by the President and may select members of their committees. The President shall serve as ex-officio member of all committees.

ARTICLE XII – BUDGET AND RESERVES

Section 1. Annual Budget. The Board of Directors shall adopt an annual budget for the Association's operating expenses prior to the start of each fiscal year. The Board is not required to obtain membership approval of the annual operating budget, except as otherwise required by Florida law for specific matters such as the establishment or waiver of statutory reserves.

Section 2. Reserves Not Statutorily Established. The Association has not elected to establish statutory reserve accounts under Florida Statutes §720.303(6). Accordingly, the annual budget shall include the following disclosure: "The budget of the Association does not provide for fully funded reserve accounts for 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."

Section 3. Voluntary Deferred Expenditure Accounts. Nothing in this Article prevents the Board from establishing voluntary, non-statutory deferred expenditure or contingency accounts for anticipated capital expenditures or deferred maintenance, funded and administered at the Board's discretion, provided such accounts are not represented to members as statutory reserves under §720.303(6).

Section 4. Establishing Statutory Reserves. The membership may elect to establish statutory reserve accounts under §720.303(6) by affirmative vote of a majority of the total voting interests of the Association, at a duly called meeting or by written consent, specifying the components for which reserves shall be provided.

ARTICLE XIII – AUDITS AND FINANCIAL REPORTING

Section 1. Annual Audit. An audit of the Association's books shall be conducted annually following elections, by a qualified member who does not hold office. The audit report shall be presented at the February meeting.

Section 2. Annual Financial Report. In addition to the audit described in Section 1, the Association shall prepare and provide to each member an annual financial report in accordance with Florida Statutes §720.303(7). Based on the Association's current revenues, this report shall consist of a report of cash receipts and expenditures, or compiled financial statements, unless the Association's annual revenues later require a higher level of reporting under §720.303(7), in which case the Association shall comply with the level of reporting the statute then requires.

Section 3. Distribution. The annual financial report shall be provided to each member — by mail, electronic transmission, hand delivery, or written notice that a copy is available at no charge upon request — within the time required by Florida law.

ARTICLE XIV – OFFICIAL RECORDS

Section 1. Maintenance of Records. The Association shall maintain its official records within the State of Florida, including but not limited to the governing documents, financial records, meeting minutes, contracts, insurance policies, and a current roster of members and their mailing addresses, as required by Florida Statutes §720.303(4).

Section 2. Inspection and Copying. A member or the member's authorized representative may inspect and copy the Association's official records upon written request. The Association shall make the requested records available within ten (10) business days after receipt of the written request, as required by Florida Statutes §720.303(4). The Association may charge a reasonable fee for copying, not to exceed the amount permitted by Florida law.

Section 3. Exemptions. Certain records are exempt from member inspection as provided by Florida Statutes §720.303(5), including but not limited to records protected by attorney-client privilege, personnel records of Association employees, and medical records of individual owners or residents.

Section 4. Custodian. The Secretary, or such other person as the Board may designate, shall serve as custodian of the Association's official records and shall be responsible for making them available for inspection in accordance with this Article.

ARTICLE XV – AMENDMENTS

Section 1. Procedure. Amendments to these Bylaws may be proposed by the Board of Directors or by petition of at least ten percent (10%) of the membership. Proposed amendments shall be presented to the membership at a duly called meeting and adopted upon approval by a majority of members present, provided quorum is met.

ARTICLE XVI – ENFORCEMENT AND FINES

Section 1. Authority to Fine or Suspend. The Board of Directors shall have authority to levy reasonable fines, and to suspend a member's right to use common areas or voting rights, for violations of the Declaration of Covenants and Restrictions, these Bylaws, or duly adopted rules and regulations of the Association, subject to the procedures set forth in this Article and in Florida Statutes §720.305.

Section 2. Fine Amounts. Fines shall not exceed \$100.00 per violation, or \$100.00 per day for a continuing violation, with a maximum of \$1,000.00 in the aggregate per violation or course of conduct, consistent with Florida Statutes §720.305, unless a higher aggregate amount is later authorized by amendment to the Declaration.

Section 3. Notice; Right to Cure. Before any fine or suspension is imposed, the Board shall provide the parcel owner — and, where applicable, any tenant, licensee, or invitee involved — written notice of the alleged violation at least fourteen (14) days before a scheduled

hearing, delivered to the owner's mailing or e-mail address as reflected in the Association's official records. The notice shall describe the violation, state what corrective action (if any) will resolve it, and provide the date, time, and location of the hearing, including call-in or electronic access information if applicable. If the violation is corrected before the hearing takes place, no fine or suspension may be imposed.

Section 4. Fining Committee; Composition. No fine or suspension shall become final unless first reviewed by an independent committee (the "Fining Committee") appointed by the Board for that purpose. The Fining Committee shall consist of at least three (3) members of the Association in good standing who are not officers, directors, or employees of the Association, and who are not the spouse, parent, child, brother, or sister of any officer, director, or employee. The Fining Committee shall be convened on an as-needed basis for each matter requiring a hearing, rather than as a standing body, so that participation is limited to the specific case at hand.

Section 5. Hearing. The hearing shall be held within ninety (90) days after issuance of the notice required under Section 3, and may be conducted by telephone or other electronic means. The owner shall have the right to appear, present evidence, and bring witnesses.

Section 6. Committee Decision; Written Findings. The Fining Committee's role is limited to confirming or rejecting the fine or suspension proposed by the Board; it may not increase the proposed fine or impose one the Board did not propose. If a majority of the Committee does not approve the fine or suspension, it shall not be imposed, and the Board may not overrule that decision. Within seven (7) days after the hearing, the Committee shall provide the owner written notice of its decision, including, if approved, how the violation may be cured and the due date for payment, which shall be not less than thirty (30) days after the date of that notice.

Section 7. Payment; Collection. Approved fines are due by the date stated in the Committee's written decision. A fine or accumulated fines totaling \$1,000.00 or more arising from a single continuing violation may be collected as an assessment and become subject to lien and foreclosure as provided by the Declaration and Florida law. Fines totaling less than \$1,000.00 remain collectible as a personal debt of the owner but shall not become a lien against the parcel.

Section 8. Attorney's Fees. Attorney's fees and costs associated with collecting a fine shall not be assessed against the owner until after the payment due date and any applicable appeal period have expired.

Section 9. Prohibited Fines. Notwithstanding any other provision of the Declaration, these Bylaws, or duly adopted rules, the Association shall not fine an owner for matters excluded from enforcement under Florida Statutes §720.305, including but not limited to placement of garbage or recycling containers within a reasonable time of designated collection, display

of holiday decorations within a reasonable period surrounding the holiday, or the parking of a personal or non-commercial work vehicle in the owner's own driveway.

Section 10. Suspension of Use Rights; Voting Rights. Suspension of a member's right to use common areas or facilities shall follow the same notice, hearing, and Fining Committee approval process set forth in this Article, and may not restrict an owner's or tenant's ability to enter or exit the parcel, including parking. Suspension of voting rights is permitted only where a member is more than ninety (90) days delinquent on a monetary obligation to the Association exceeding \$1,000.00.

Section 11. Effect of an Unavailable Committee. If, despite good-faith efforts, the Board is unable to seat a qualified Fining Committee for a given matter, no fine or use-right suspension shall be imposed for that matter until a Committee can be seated. During any such period, the Association may pursue other lawful remedies available under the Declaration and Florida law, including collection of unpaid assessments and associated liens, self-help remedies authorized by the Declaration, and injunctive or other equitable relief.

ARTICLE XVII – GENERAL PROVISIONS

Section 1. Fiscal Year. The fiscal year of the Association shall begin March 1 and end on the last day of February of the following year.

Section 2. Precedence of Documents. In the event of any conflict between these Bylaws and the Declaration of Covenants and Restrictions, the Articles of Incorporation, or Florida law, the following order of precedence shall apply, from highest to lowest: (a) Florida law; (b) the Declaration of Covenants and Restrictions; (c) the Articles of Incorporation; (d) these Bylaws; and (e) any rules and regulations duly adopted by the Board. The higher-precedence document shall control in the event of a conflict.

Section 3. Severability. If any provision of these Bylaws, or the application of any provision to any person or circumstance, is held to be invalid or unenforceable, the remainder of these Bylaws, and the application of that provision to other persons or circumstances, shall not be affected, and each remaining provision shall continue in full force and effect.

Section 4. Terminology. As used in these Bylaws, the terms "Declaration," "Declaration of Covenants and Restrictions," and "Deed Restrictions" refer interchangeably to the same governing instrument recorded by the Association against the properties within Viva Villas, which is commonly and colloquially referred to within the community as the "Deed Restrictions."

BYLAWS REVISION COMMITTEE

For Information Only

The following individuals participated in the preparation of these Bylaws. Formal certification of adoption appears on the recording package for the Association's Declaration of Covenants and Restrictions.

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