

RESOLUTION ADOPTING ADMINISTRATIVE RULES

WHEREAS, the membership adopted Bylaw Amendment 1-2010 at the annual membership meeting held on March 20, 2010; and

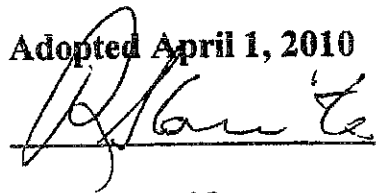
WHEREAS, several sections of the Carefree Rules and Regulations dealing primarily with unit or lot use were transferred to the Bylaws; and

WHEREAS, the remaining rules and regulations now need to be reformatted and rewritten; and

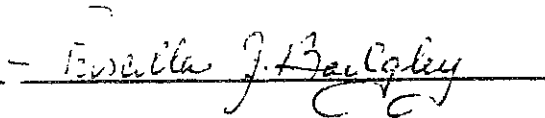
WHEREAS, the former rules and regulations will now be referred to as; "Administrative Rules", and will become effective October 1, 2010.

NOW, THEREFORE BE IT RESOLVED that the Carefree Board of Directors adopt the attached Administrative Rules which have been reformatted and rewritten.

Adopted April 1, 2010



President



Secretary

RESOLUTION AUTHORIZING A VERIFICATION OF OCCUPANCY AFFIDAVIT


WHEREAS; Carefree Country Club is a "residential cooperative association" organized under Chapter 719 of Florida Statutes. And

WHEREAS; all of the documents of Carefree reflect the fact that Carefree has designated itself as housing for older persons as defined by the "Housing for Older Persons Act of 1995. And

WHEREAS; the Rules and Regulations, Bylaws and all other documents of Carefree, state that Carefree lots are designated for occupancy by at least one person fifty-five years of age or over. And

WHEREAS; the Housing for Older Persons Act states that communities may require that 100% of the units have at least one occupant who is 55 years of age or older. And

WHEREAS; on November 20th, 2008 the Carefree Board of Directors adopted a resolution indicating the desire to have 100% of the units occupied by at least one person who is 55 years of age or older. And

 **WHEREAS;** an exception to the above resolution can only be granted by the Carefree Board of Directors at a duly noticed meeting. And


WHEREAS; the covenants of Carefree define "Permanent Occupant" as a person who resides in a living unit as their primary or seasonal residence for a period of thirty (30) days or more in any twelve (12) month period. And

WHEREAS; the covenants of Carefree restrict the number of "Permanent Occupants" who can occupy a living unit to two (2). And

WHEREAS; the "final rules" of the Housing for Older Persons Act (1995) as implemented by the Department of Housing and Urban Development requires a verification of occupancy.

NOW, THERE BE IT RESOLVED THAT; the Carefree Board of Directors approve a document which is an affidavit verifying the permanent occupants of a lot.

ADOPTED THIS 22nd DAY OF JANUARY, 2009



President



Secretary

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RESOLUTION ESTABLISHING A POLICY PERTAINING TO OCCUPANCY OF UNITS IN CAREFREE

WHEREAS; all the Carefree documents reflect the fact that carefree has designated itself as housing for older persons as defined by the "Housing for Older Persons Act of 1995, and

WHEREAS; section 807(b)(2)(C) of the Fair Housing Act 42 U.S.C. 3607(b)(2)(c) as amended, along with the rules and regulations and other documents of Carefree, state that Carefree lots are designated for occupancy by at least one person fifty-five years of age or over, and

WHEREAS; the Housing for Older Persons Act states that Communities may require that 100% of the units have at least one occupant who is 55 years of age or older, and

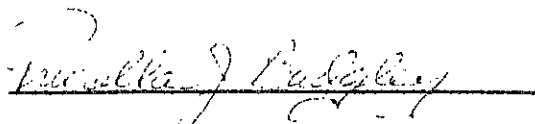
WHEREAS; on December 19, 1991 "A policy was established of providing 5% leeway on the 55 year old adult park requirement as a temporary allowance for unit owners to live in the park prior to their becoming 55 years of age. Each case to be decided on an individual basis." And

WHEREAS; on January 7, 1993 a policy was established stating "It will be association's policy to allow adults under the age of 55 to become residents of the Park subject to 20% limitation required to qualify for the age of 55 and older status." And

WHEREAS; Carefree desires to have 100% of the units occupied by at least one person who is 55 years of age or older,

NOW, THEREFORE BE IT RESOLVED THAT; the Carefree Board of Directors rescind the policies of December 19, 1991 and January 7, 1993, and establish a new policy requiring that 100% of the occupied units have at least one person over 55 years of age or older and that any exception to this requirement can only be granted by the approval of the Carefree Board of Directors at a duly noticed Board of Directors meeting.

ADOPTED THIS 20TH DAY OF NOVEMBER, 2008



PRESIDENT



SECRETARY

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**RESOLUTION ADOPTING UNDATED CLOSING PROCEDURE
INFORMATION SHEET AND CLOSING PROCEDURE CHECKLIST**

WHEREAS; the Carefree "Blue Book" contains the current closing procedure information sheet and thus is considered one of the Carefree documents to be reviewed by the Documents Review Committee, and

WHEREAS, an AD HOC/SALE OF PROPERTY Committee was established by the Carefree Board of Directors who's task it was, among others, to assist sellers and prospective buyers presented a report to the Board and was forwarded to the Documents Review Committee in March, 2007,

WHEREAS, the report was reviewed and, where necessary and practicable, the recommendations and suggestions were incorporated into existing closing documents and the closing procedure, in order to expedite and simplify the sale of property, and

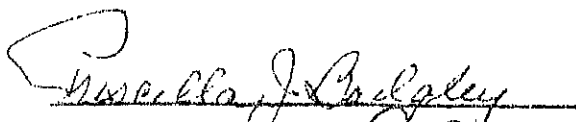
WHEREAS, it is not the intent of the Documents Review Committee to have closing done by Carefree staff, and

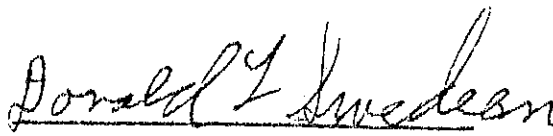
WHEREAS, a closing procedure checklist was developed to insure that the files of Carefree contain all the necessary information and documents to protect the interests of Carefree Country Club, and

WHEREAS, the Documents Review Committee updated and clarified the existing closing procedure sheet in an attempt to follow the recommendations of the AD HOC/SALE OF PROPERTY Committee to assist sellers and prospective buyers, now

THEREFORE BE IT RESOLVED, that the Carefree Board of Directors adopt the updated closing procedure information sheet and closing procedure checklist.

ADOPTED THIS 12TH DAY OF MARCH, 2009


Pamela J. Bradley
PRESIDENT


Donald L. Swedson
SECRETARY

AMENDMENT

(The following resolution adopted on November 20, 2008 was amended on February 19, 2009 to read as follows:)

RESOLUTION PLACING WAIVING RETROFITTING OF SPRINKLER SYSTEM AND HANDRAILS AND GUARDRAILS ON AGENDA OF ANNUAL MEETING MARCH 21, 2009

WHEREAS; Carefree Country Club is a "residential cooperative association" organized under Chapter 719 of Florida Statutes, and

WHEREAS; Chapter 633 of the Florida Statutes deals with "fire prevention and control", and

WHEREAS; Chapter 719.1005 (5) states "Notwithstanding the provisions of chapter 633 . . . a cooperative . . . is not obligated to retrofit the common elements . . . of a residential cooperative with a fire sprinkler system . . . if the unit owners have voted to forego such retrofitting . . . by the affirmative vote of two-thirds of all voting interests in the affected cooperative." and

WHEREAS; Chapter 719.1055 (5) (b) states "A vote to forego retrofitting may be obtained by limited proxy or by a ballot personally cast at a duly called membership meeting, or by execution of a written consent by the member, and shall be effective upon the recording of a certificate attesting to such vote in the public records of the county where the cooperative is located." and

~~**WHEREAS;** Chapter 719.1055 (6) states " . . . a cooperative is not obligated to retrofit the common elements . . . of a residential cooperative . . . relating to handrails and guardrails . . . if the unit owners have voted to forego such retrofitting by the affirmative vote of two-thirds of all voting interests in the affected cooperative." and~~

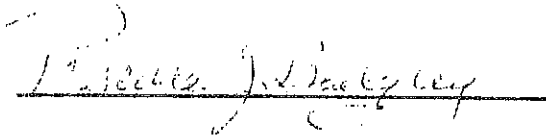
~~**WHEREAS;** Chapter 719.1055 (6) (a) states "A vote to forego retrofitting may not be obtained by general proxy or limited proxy, but shall be obtained by a vote personally cast at a duly called membership meeting, or by execution of a written consent by the member, and shall be effective upon the recording of a certificate attesting to such vote in the public records of the county where the cooperative is located." And~~

WHEREAS; Cooperative Associations are required to report to the Division of Florida Land Sales, Condominiums, and mobile Homes (FLSC&MH) certain information regarding the membership vote to waive retrofitting requirements for fire sprinkler systems and handrails and guardrails.

NOW, THEREFORE BE IT RESOLVED THAT; the Carefree Board of Directors authorizes two questions the question of retrofitting the sprinkler system(s) be placed on the agenda of the annual meeting March 21, 2009. ~~One dealing with retrofitting sprinkler systems and a second question dealing with retrofitting handrails and guardrails.~~

ADOPTED THIS 20TH DAY OF NOVEMBER, 2008

AMENDED THIS 19TH DAY OF FEBRUARY, 2009



PRESIDENT



SECRETARY

**RESOLUTION PLACING WAIVING RETROFITTING OF SPRINKLER
SYSTEM AND HANDRAILS ON AGENDA OF ANNUAL MEETING
MARCH 21, 2009**

WHEREAS; Carefree Country Club is a "residential cooperative association" organized under Chapter 719 of Florida Statutes, and

WHEREAS; Chapter 633 of the Florida Statutes deals with "fire prevention and control", and

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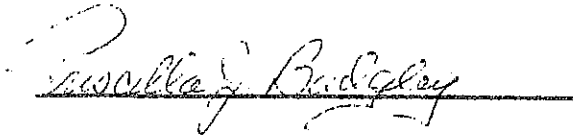
WHEREAS; Chapter 719.1055 (6) states ". . . a cooperative is not obligated to retrofit the common elements . . . of a residential cooperative . . . relating to handrails and guardrails . . . if the unit owners have voted to forego such retrofitting by the affirmative vote of two-thirds of all voting interests in the affected cooperative." and

WHEREAS; Chapter 719.1055 (6) (a) states "A vote to forego retrofitting may not be obtained by general proxy or limited proxy, but shall be obtained by a vote personally cast at a duly called membership meeting, or by execution of a written consent by the member, and shall be effective upon the recording of a certificate attesting to such vote in the public records of the county where the cooperative is located." And

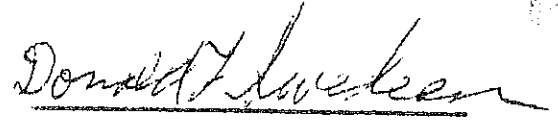
WHEREAS; Cooperative Associations are required to report to the Division of Florida Land Sales, Condominiums, and mobile Homes (FLSC&MH) certain information regarding the membership vote to waive retrofitting requirements for fire sprinkler systems and handrails and guardrails.

NOW, THEREFORE BE IT RESOLVED THAT; the Carefree Board of Directors authorizes two questions be placed on the agenda of the annual meeting March 21, 2009. One dealing with retrofitting sprinkler systems and a second question dealing with retrofitting handrails and guardrails.

ADOPTED THIS 20TH DAY OF NOVEMBER, 2008


A handwritten signature in cursive script, reading "Rosalia J. Budzney", is written over a solid horizontal line.

PRESIDENT


A handwritten signature in cursive script, reading "Donald F. Luken", is written over a solid horizontal line.

SECRETARY

RETROFITTING REPORT FOR COOPERATIVES

Name of cooperative? Carefree Country Club of Winter Haven Inc

Name of the association? Carefree Country Club of Winter Haven Inc

The cooperative FLSC&MH file number?

Cooperative# [1] [7] [0] [5] []

(Insert one number per block - to be found in the division's annual billing statement)

Cooperative Associations are required to report to the Division of Florida Land Sales, Condominiums, and Mobile Homes (FLSC&MH) certain information regarding the membership vote to waive retrofitting requirements for fire sprinkler systems and handrails and guardrails. See Chapters 2003-14 and 2004-80, Laws of Florida.

Please select the retrofitting information provided in this report (select only one, provide two reports if waiving requirements for both fire sprinkler systems and handrails and guardrails.)

fire sprinkler systems

handrails and guardrails

(Mark an "X" in any applicable block and complete all requested information.)

1. The above-named cooperative has voted to waive retrofitting as indicated above (please complete all blanks). The vote to waive retrofitting requirements was conducted:

at a duly-called meeting of the association on March 21, 2009 (fill in date); and/or
 by execution of written consents.

The specific results of that voting was...

375 The number of unit owners voting to waive the State of Florida requirements.

23 The number of unit owners voting not to waive the State of Florida requirements.

500 The total number of voting interests in the cooperative association.

A certificate attesting to this vote is recorded in the County of Polk, Florida.
Book number 7850 Page number 1864.

2. The above-named cooperative did not waive retrofitting requirements. Commencement of the retrofitting project took place on _____ (fill in date).
The per unit cost of the retrofitting project is: \$ _____

3. The above-named cooperative already has fire sprinklers or handrails and guardrails installed pursuant to the requirements and guidelines of Chapter 633, Florida Statutes.

4. Please provide the last date the Association filed its Annual Report with the Office of the Florida Secretary of State: March 30, 2009 (fill in date).

Signed and attested to by: [Signature], Corporate Officer
(Signature)

Alex Potter
(Print Name)

President
(Title)

April 2, 2009
(Date)

Return by mail to:
Department of Business and Professional Regulation
Division of Florida Land Sales, Condominiums, and Mobile Homes
1940 North Monroe Street, Tallahassee, Florida 32399-1033
Attention: RETROFITTING CERTIFICATION

or

FAX this report to 1 350.921 5446

This information is subject to Florida's Public Records Law and will be provided to the Florida Division of State Fire Marshal of the Department of Financial Services

RESOLUTION APPROVING AMENDMENTS TO
CAREFREE ARTICLES OF INCORPORATION AND
CALLING FOR A MEMBERSHIP MEETING

WHEREAS; The Carefree Board of Directors formed a committee, in December of 2007, to review Carefree's documents, and

WHEREAS; The Documents Review Committee has completed the revision/amendment process for the Articles of Incorporation, and

WHEREAS; The attorney has reviewed the revised Articles and made recommendations, and

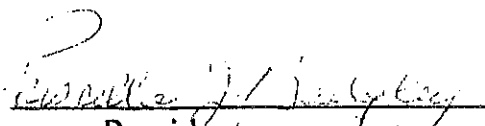
WHEREAS; Article IX of the current Articles of Incorporation outline the amendment process, and

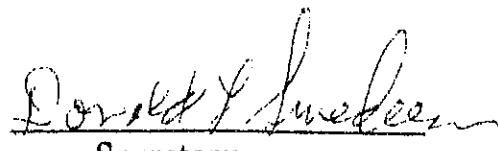
WHEREAS; Article IX, section 2 (a) states that approval must be given "By not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by the holders of not less than fifty-one percent (51%) of the outstanding memberships of the Corporation," and

WHEREAS; The Documents Review Committee unanimously recommends that the Carefree Board of Directors and the membership approve the amendments to the Articles, now

THEREFORE BE IT RESOLVED; That the Carefree Board of Directors approve the amendments to the Carefree Articles of Incorporation and call a special membership meeting on April 4, 2008, for the purpose of having the membership vote on the amendments to the Articles.

Adopted this 13th day of March, 2008


President


Secretary

RESOLUTION CERTIFYING THE RESULTS OF THE ELECTION AMENDING ARTICLE 7(3) OF THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS OF CAREFREE COUNTRY CLUB AND AUTHORIZING THE RECORDING IN THE PUBLIC RECORDS OF POLK COUNTY.

WHEREAS; in April of 2007 the Carefree Board of Directors, upon the recommendation of the Documents Review Committee, authorized an election be held on the question of amending Article 7(3) of the Declaration of Covenants, and

WHEREAS; the election was conducted from April 2007 to October 2007 in accordance with the procedures outlined in the Declaration of Covenants, and

WHEREAS; eighty percent (80% percent) approval of all Carefree voting interests (500) is needed to amend the Declaration of Covenants, and

WHEREAS; four hundred nineteen (419) or eighty-three and eight tenths percent (83.8%) signed an instrument approving the amendment, and

WHEREAS; the signatures on the voting instruments were verified by the Documents Review Committee, now

THEREFORE, BE IT RESOLVED; that the Carefree Board of Directors certifies the results of the election and forwards, for recording in the Public Records of Polk County, the amendment which changes the second sentence of Article 7(3) of the Covenants to read;

(3) Amendment. The provisions, covenants, conditions, easements and restrictions of this Declaration shall run with and bind the land for a term of fifty (50) years from the date this Declaration is recorded. This declaration may be amended ~~by an instrument signed by not less than eighty (80%) percent of the Lot Lessees upon a majority vote of the total voting interests as more~~ specifically provided in the Bylaws of the Association. Any amendment of this Declaration (but not of the Articles of Incorporation and Bylaws of the Association) must be recorded in the Public Records of Polk County before it shall be deemed effective.

ADOPTED BY THE CAREFREE BOARD OF DIRECTORS THIS 15TH DAY OF NOVEMBER, 2007.

President

Shirley P. Aquilino

Secretary

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**RESOLUTION UPDATING QUESTION AND ANSWER SHEET AND
AUTHORIZING ITS FILING WITH THE DIVISION OF FLORIDA
CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES.**

WHEREAS, Carefree Country Club is a "residential cooperative association" organized under Chapter 719 of the statutes of the state of Florida; and

WHEREAS, section 503 subsection 2 of Chapter 719 entitled "Nondeveloper Disclosure" (paragraph a) states "Each prospective purchaser who has entered into a contract for the purchase of an interest in a cooperative is entitled, at the seller's expense, to a current copy of the articles of incorporation of the association, the bylaws, and rules of the association, as well as a copy of the question and answer sheet as provided in section 719.504"; and

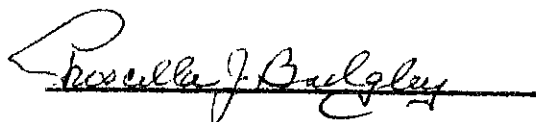
WHEREAS, Section 504 of Chapter 719 states that ". . . each buyer shall be furnished a separate page entitled 'Frequently Asked Questions and Answers,' which must be in accordance with a format approved by the division" (of Florida Condominiums, Timeshares, and Mobile Homes); and

WHEREAS, the contents of the "Question and Answer Sheet" are based on the following legal documents of Carefree; Declaration of Covenants, Easements and Restrictions, Articles of Incorporation, By-laws, Rules and Regulations and the Master Form of the Proprietary Lease,

NOW, THEREFORE, BE IT RESOLVED that the Carefree Board of Directors approve the updated "Question and Answers Sheet" and authorize its filing with the Division of Florida Condominiums, Timeshares, and Mobile Homes, and;

BE IT FURTHER RESOLVED that the "Question and Answer Sheet" be updated and filed yearly after the Carefree Board of Directors has adopted the budget for the next fiscal year.

Adopted this 11th day of December, 2008.



President



Secretary