

WILDCAT RUN COMMUNITY ASSOCIATION, INC.

RULE GOVERNING OWNER PARTICIPATION AT MEETINGS

WHEREAS, Section 720.303(2)(b) of the Florida Homeowners' Association Act, provides that the Association may adopt written reasonable rules governing the frequency, duration, and manner of Owner statements at meetings of the Board; and

WHEREAS, Section 720.306(6) of the Florida Homeowners' Association Act, provides that the Association may adopt written reasonable rules governing the frequency, duration, and manner of Owner statements at membership meetings; and

WHEREAS, Section 720.306(10) of the Florida Homeowners' Association Act, provides that any parcel owner may tape record or videotape meetings of the board of directors and meetings of the members; and

WHEREAS, the Board of Directors believes it is in the best interest of the Association to adopt rules, as contemplated by the above-referenced statutory provisions.

NOW THEREFORE, the following rules regarding Owner participation at meetings are adopted:

A. BOARD AND COMMITTEE MEETINGS

1. Board and Committee Meetings Defined.

(a) "Board Meeting" is defined as a quorum of Directors gathered to conduct Association business.

(b) "Statutory Committee Meeting" is defined as a quorum of Statutory Committee members gathered to conduct the business of the committee.

(c) "Statutory Committee" means a group of Board members, Owners, or Board members and Owners appointed by the Board or a member of the Board to approve or disapprove architectural decisions with respect to a specific Lot/Tract owned by a Member of the Association, or to make a final decision regarding the expenditure of Association funds.

2. Attendance at Board or Statutory Committee Meetings. Owners have the right to attend Board and Statutory Committee Meetings except as provided by law. No person other than an Owner shall be permitted to attend such Meetings, unless permitted by the Chairman of the meeting.

3. Participation at Meetings.

(a) Owners have the right to speak at Board and Statutory Committee Meetings. No other person shall be permitted to speak at such Meetings, unless permitted by the Chairman.

(b) Time will be set aside at the beginning of the Meeting for Owner statements regarding designated agenda items. An Owner will only be permitted to speak once in reference to each designated agenda item, unless otherwise requested to speak again by the Chairman of the

Meeting. An Owner statement shall not exceed three (3) minutes per agenda item unless approved by the Chairman of the Meeting. Other Owners cannot “yield” their time for the purpose of extending an Owners time limit.

(c) Time will be set aside at the end of the Meeting for Owner statements regarding items not designated on the agenda. An Owner statement relative to an item(s) not designated on the agenda shall not exceed three (3) minutes total, unless the Chairman of the Meeting allows additional time. Other Owners cannot “yield” their time for the purpose of extending an Owners time limit.

4. Taping of Meetings.

(a) Owners may tape record or videotape any Meetings of the Board or Statutory Committees.

(b) An Owner desiring to tape record or videotape a Board Meeting or Statutory Committee Meeting shall submit a written notice to the Secretary or Manager at least five (5) minutes before the start of the Meeting advising that the meeting will be tape recorded or videotaped. A separate written notice must be made for each meeting the Owner desires to tape record or videotape.

(c) No tape recording or videotaping of any Meeting shall interfere with or obstruct the Meeting, and none of the equipment used for taping shall interfere with or obstruct any person’s view of the Meeting or ability to hear the Meeting, or block access to or from the Meeting or to or from the seating in the Meeting, or constitute a tripping hazard. Extra lighting for videotaping shall not be permitted. Persons using taping equipment must do so from their seats. All taping equipment used shall conform to the electrical codes. No accessory shall be attached to any electrical outlet that enables more equipment to utilize the outlet than would normally and safely utilize the outlet.

B. OWNER MEETINGS

1. Owner Meetings Defined. “Owner Meetings” is defined as a quorum of Owners gathered at a lawfully noticed meeting to conduct official Association business.

2. Attendance at Owner Meetings. Owners have the right to attend Owner Meetings either in person or by proxy as may be provided by law. No person other than an Owner or an Owner’s proxy shall be permitted to attend Meetings, except agents of the Association or persons permitted by the Chairman.

3. Participation at Owner Meetings.

(a) Owners have the right to speak at Owner Meetings as provided by law. No other person shall be permitted to speak at Meetings, except agents of the Association, designated proxies, or those persons permitted to speak by the Chairman.

(b) Statements by Owners at Meetings shall be restricted solely to items designated on the agenda for that Meeting, unless permitted by the Chairman or majority vote of those present (in person or by proxy) at the meeting.

(c) An Owner will only be permitted to speak once in reference to each agenda item. An Owner statement shall not exceed three (3) minutes, unless otherwise permitted by the Chairman.

Other Owners cannot "yield" their time for the purpose of extending an Owners time limit. The Chairman of the Meeting shall give the floor to the Owner permitted to speak subsequent to the calling of the agenda item upon which the Owner will make a statement, but prior to the voting of the Owners upon that agenda item.

4. Taping of Owner Meetings.

(a) Owners may tape record or videotape Owner Meetings as permitted by law. An Owner desiring to tape record or videotape such a Meeting shall submit written notice to the Secretary or Manager at least five (5) minutes prior to the start of the meeting.

(b) No tape recording or videotaping of Owner Meetings shall interfere with or obstruct the Meeting, and none of the equipment used for taping shall interfere with or obstruct any person's view of the Meeting or ability to hear the Meeting, or block access to or from the Meeting or to or from the seating in the Meeting, or constitute a tripping hazard. Extra lighting for videotaping shall not be permitted. All taping equipment used shall conform to the electrical codes. No accessory shall be attached to any electrical outlet that enables more equipment to utilize the outlet than would normally and safely utilize the outlet.

C. ENFORCEMENT OF MEETING RULES

1. Fines. The Board of Directors may, in accordance with the fining authority and procedures set forth in the Florida Homeowners' Association Act, levy a fine against any person who fails to comply with this Rule.

2. Legal Action. The Board of Directors may take whatever appropriate legal action is available against any person who fails to comply with this Rule.

3. Other Remedies. Nothing in this Rule shall be construed as a limitation or restriction upon any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies available to the Association shall be cumulative.

This Rule shall be effective on the date approved by the Board of Directors. The number of Board members who voted in favor of this Rule is 6. The number of Board members who voted against this Rule is 0. The vote of each Director is reflected in the minutes of the meeting at which this Rule was adopted.

WILDCAT RUN COMMUNITY
ASSOCIATION, INC.

BY: Dean Kechely
Dean Kechely, President

Date: May 17, 2012

(CORPORATE SEAL)