

BYLAWS

ARTICLE I

GENERAL PROVISIONS

1.1 Name and Location. The name of the association is Beaver Creek Homeowners Association (the "Association."). The mailing address of the Association shall be Post Office Box 1082 , Zachary, La. 70791, or such other address as may be designated by the HOA Board of the Association.

1.2 Definitions. The terms which are capitalized or used in these Bylaws shall have the meanings set forth in the Association's Declaration of Covenants, Conditions, and Restrictions.

1.3 Fiscal Year. The fiscal year of the Association begins on the date of incorporation and each and every subsequent year shall begin on the first day of the first month of the year and end on the last day of the last month of the year.

1.4 Interpretation. In the case of any conflict, the (1) provisions of state law, (2) the Association's Declaration, (3) Articles of Incorporation, and (3) these Bylaws shall prevail in that order.

ARTICLE II

MEETING OF MEMBERS

2.1 Annual Meetings. The Association's annual meeting of the Members shall be held each year at such date, place and time as the Association's Board may designate. The purpose of the annual meeting shall be for electing and filling any vacant posts on the HOA Board and Architectural Control Committee, updating the members of previous and future community plans, making decisions regarding the Association, and for any other Association affairs that may come up. Notices of meetings shall be posted on the Association's website, may be posted to social media, transmitted through emails, and/or signage to all Members of the Association at least thirty (30) days before the meeting.

2.2 Special Meetings. Special meetings of the Members may be called by the President, a majority of members of the Board, or by a written request of one-half (1/2) of all Associations Members who are entitled to vote. The purpose of the meeting shall be stated in the call to the meeting and at least 14 days written and posted notice shall be given.

2.3 Eligibility to Vote. All Members must be current and in good standing with the Association to be entitled to (1) vote, (2) hold elective or appointive office, and (3) serve on committees as may be established.

2.4 Voting: Unless a greater portion of the voting power is required by the by-laws, a majority of the voting power present shall prevail at all meetings. The voting rights of each Member shall be as provided in the Restrictions and these Bylaws.

- A. Maintain a complete and detailed record of the Association's transactions and acts and furnish said records to the Members when such records are requested in writing by Members who are entitled to vote;
- B. Supervise the Association's officers, employees, and volunteers to ensure proper and ethical performance of the assigned duties;
- C. As for fully provided in the Declaration, to:
 - Impose contractual maintenance and other assessments against each Lot;
 - Give notice of each assessment to all Members of the Association;
 - Issue, or to cause an appropriate officer to issue, upon demand by a Member a disclosure packet pursuant to state law;
 - Maintain adequate liability and hazard insurance on all property owned by the Association;
 - Indemnify a past or present director, officer or committee Member of the Association to the extent such indemnity is required or permitted by state law, the Articles, the Declaration or these Bylaws; cause the Common Areas to be maintained.

3.5 Compensation. No director or officer shall receive compensation for their services. However, by resolution of the Board may be reimbursed for actual expenses incurred in the performance of their duties.

3.6 Removal of Board Members. Any or all of the Members of the Board may be removed for cause by vote of the HOA Members or by action of the Board. Board Members may be removed without cause only by vote of the Members.

3.7 Resignation. A Board member may resign at any time by giving written or verbal notice to the Board and the resignation shall take effect upon receipt of said notice, unless stated otherwise.

ARTICLE IV MEETING OF BOARD

4.1 Special Meetings. Special meetings may be called by the President and may be called upon request of a member of the Board . The purpose of the meeting shall be stated in the call and at least 3 days notice shall be offered.

4.2 Quorum of the Board. A majority of the Members of the Board shall constitute a quorum.

4.3 Action of the Board. The act of the Board shall be valid, if the required quorum is present at the time of the vote, unless otherwise required by law. Each Board Member present shall have one vote regardless of the number of lots/units, which he may own.

Be responsible for preparing and making available a list of Association Members entitled to vote, indicating the names and addresses at each membership meeting;
Maintain all the Association documents and records in a proper and safe manner as required by state law;
and perform such other duties as may be prescribed by the Board.

D. Treasurer. The Treasurer shall:

Have the custody of the Association funds and securities;

Maintain complete and accurate accounts of receipts and disbursements in the Association books;

Deposit all money and other valuables in the name and to the credit of the Association in such depositories as may be designated by the Board;

Disburse the funds of the Association as may be ordered or authorized by the Board and preserve proper vouchers for such disbursements;

Prepare, or cause to be prepared, the annual benefit report;

Render to the President and Board at the regular meetings of the Board, or whenever they require it, an account of all transactions as Treasurer and of the financial condition of the Association;

Render a full financial report at the annual meeting of the Members if so requested;

Be furnished by all Association officers and agents at his request, with such reports and statements as he may require as to all financial transactions of the Association;

And perform such other duties as are given to him by these Bylaws or as from time to time are assigned to him by the board or the President.

File an Annual Report , or any other documents as required by law, with the Louisiana Secretary of State.

ARTICLE VI COMMITTEES

The Board may designate from among its members an executive committee and other committees, each consisting of three (3) or more directors, by resolution adopted by a majority of the entire Board. Each such committee shall serve at the pleasure of the Board.

Architectural Control Committee

6.1 Composition. The ACC (Architectural Control Committee) shall be composed of elected officers. The total number of ACC members to constitute the entire ACC shall be no less than three (3) nor more than five (5) positions. In the event of a vacancy, an ACC position may be temporarily filled by a member of the Board.

6.2 Election. ACC Members shall be elected at the annual Association meeting by a majority of lot owners present and voting, with each lot being entitled to one vote.

6.3 Powers. The ACC shall have all the powers and rights necessary to administer the ACC's affairs, to perform the ACC's responsibilities and to exercise its rights as set forth in these Bylaws, Declarations and the Articles provided that such rights and powers are not inconsistent

**ARTICLE VIII
AMENDMENTS**

8.1 Amendment. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of majority of Members in good standing, who are present and voting in person or by proxy, with each lot being entitled to one vote.

8.2 Conflict. In the case of any conflict between these Bylaws and the Declarations, the Declarations shall control. If any conflict exists between the Articles and these Bylaws, the Articles shall control. The law shall always prevail.

8.3 Effective Date. Amendments to these Bylaws are effective upon their approval in the manner set forth above, unless a later effective date is specified therein.

8.4 Termination. The Association may be dissolved only as provided in the Articles of Incorporation. The Association shall be dissolved upon termination of the Declaration as provided therein. Upon a dissolution of the Association, obligations of the Association are deemed automatically assumed by the Owners, in addition to any direct obligations the Owners may have to the Association pursuant to the Declaration.

IN WITNESS WHEREOF, we, being all of the Board Members of the Association have hereunto set our hands this [Day] day of [Month], [Year].

By:

Name: Neil Johannsen

Title: President

CERTIFICATION

I the undersigned, do hereby certify:

THAT I am the duly elected and acting President of Beaver Creek HomeOwners Association, LLC, a Louisiana state corporation, and,

THAT the foregoing Bylaws constitute the original Bylaws of the Association, as duly adopted at a meeting of the HOA Board thereof, held on the _____ of _____, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ of _____, 2021.