



Instrument #: 2025017045
Recorded: 09/10/2025 11:06:10 AM
Fee Amt: \$26.00 Page 1 of 14

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4302 PG 2961 - 2974 (14)

COVER SHEET

Bylaws Of Ducks Landing Owners Association, Inc.

MATTHEW S. WILLIS
REGISTER OF DEEDS

BYLAWS
OF
DUCKS LANDING OWNERS ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is DUCKS LANDING PROPERTY OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE II
DEFINITIONS

Section 1. "Declaration" means the "Declaration of Covenants, Conditions and Restrictions for Ducks Landing" recorded by the Declarant in the Harnett County Public Registry in Book 2625 at Pages 268 and any supplements or amendments thereto.

Section 2. Other Definitions: The DEFINITIONS section of the recorded "Declaration of Covenants, Conditions and Restrictions for Ducks Landing" is incorporated herein by reference.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

ARTICLE VI of the recorded "Declaration of Covenants, Conditions and Restrictions for Ducks Landing" is incorporated herein by reference.

ARTICLE IV
PROPERTY RIGHTS

ARTICLE VII of the recorded "Declaration of Covenants, Conditions and Restrictions for Ducks Landing" is incorporated herein by reference.

ARTICLE V

MEETING OF MEMBERS

Section 1. Annual Meeting. The first Annual Meeting of the Members (also referred to herein collectively as the "Membership") shall be held within thirty (30) days from the date Declarant relinquishes such control of the Association in favor of the Membership via a recordable document executed by Declarant and recorded in the Harnett County Public Registry, but no later than the third Wednesday in January, 2030, and each subsequent regular annual meeting of the Members shall be held within thirteen months of the last meeting on a date and at a time and place designated by the Board of Directors.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President, Secretary or majority of the members of the Board of Directors, or upon written request of the Members entitled to ten percent (10%) of the votes of the Membership of the Association. During the Period of Declarant Control, any special meeting shall require the Declarant's consent.

Section 3. Substitute Annual Meeting. If the Annual Meeting shall not be held on the day designated by these Bylaws, a Substitute Annual Meeting may be called in accordance with Section 2 of this Article. A meeting so called shall be designated and treated for all purposes as the Annual Meeting.

Section 4. Place of Meeting. All meetings of Members shall be held at such place, within Harnett County, North Carolina, as shall be determined by the Board of Directors of the Association.

Section 5. Record Date; Notice of Meetings. The record date for determining the Members entitled to notice of Members' meetings, to demand a special meeting, to vote or to take any action shall be the date sixty (60) days prior to the meeting or action requiring a determination of Members or if such date falls on a Saturday, Sunday or legal holiday, the first business day thereafter. Written notice of each meeting of the Members shall be given by, or at the discretion of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, or by hand delivery, not less than 10 days nor more than 60 days before the date of the meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the exact purposes of the meeting, including the text of any proposals to be voted on at any special meeting. Waiver by a Member in writing of the notice required herein signed by him before or after such meeting, shall be equivalent to the giving of such notice. Notwithstanding the above, if there is a change in ownership of any Lot between the time fixed for notice herein and the meeting or vote, the new Owner is entitled to cast the vote for the Lot in lieu of the prior Owner, but is not entitled to separate notice.

Section 6. Quorum. The presence at the meeting of Members entitled to cast, or proxies entitled to cast, ten percent (10%) of the votes of the Membership shall constitute a quorum for any action of the Members except as otherwise provided in the Articles of

Incorporation, the Declaration or these Bylaws. A majority of the votes entitled to be cast by the Members present in person or represented by proxy at such meeting at which a quorum is present shall be necessary for the adoption of any matter voted upon by the Members. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 7. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary prior to start of any meeting for which their use is intended. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

Section 8. Action without Meeting. Any action, which may be taken at any annual, regular, or special meeting of the Members, may be taken without a meeting by written consent or written or electronic ballot.

1. Methods of Action.

a. Action by written consent. Action by written consent shall be evidenced by one or more written consents describing the action taken, signed before or after the taking of such action by all Members entitled to vote thereon and filed with the Secretary of the Association to be kept in the Association's minute book. Action by written consent is not effective unless signed by Members holding one hundred (100%) percent of the total votes of the Association. Each signed consent shall be delivered to the Association and shall be included in the minutes of meetings of Members filed in the permanent records of the Association.

b. Action by written or electronic ballot. Action may be taken by written ballot or electronic ballot if the Association delivers a written ballot or electronic ballot to every Member entitled to vote on the matter. All solicitations for votes by written ballot or electronic ballot shall indicate the number of responses needed to meet the quorum requirements, state the percentage of approvals necessary to approve each matter other than the election of Directors, and specify the time by which a ballot must be received by the Association in order to be counted. A written ballot or electronic ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. Approval by written ballot or electronic ballot shall be valid when the number of votes cast equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter if a meeting were held. The results of each action by written ballot or electronic ballot shall be certified by the Secretary and shall be included in the minutes of meetings of Members filed in the permanent records of the Association.

2. Unless provided in the Articles of Incorporation or these Bylaws, written ballots, electronic ballots and written consents shall not be revocable. Notwithstanding the foregoing, any action taken to amend the Declaration may be taken without a meeting provided that a

document is signed by the Members representing the percentage required by the Declaration to effect an amendment of the Declaration.

Section 9. Parliamentary Procedures. All meetings of the Members shall be conducted in accordance with the most recent edition of Roberts Rules of Order, Newly Revised.

ARTICLE VI

BOARD OF DIRECTORS

Section 1. General Powers. The business and affairs of the Association shall be managed by a Board of Directors (also referred to herein as "Board").

Section 2. Directors During Declarant Control. The Directors shall be selected by the Declarant acting in its sole discretion and shall serve at the pleasure of the Declarant during the Period of Declarant Control, as set forth in the Declaration, unless the Declarant surrenders this right to select Directors at an earlier time. The Directors selected by the Declarant need not be owners of lots or residents in Ducks Landing. After the period of Declarant appointment, all Directors must be Members of the Association.

Section 3. Numbers and Terms. The number of Directors of the Association shall be two or three during the term of Declarant appointment as set forth in Section 2 above, and thereafter, shall be increased to five (5) at the next annual meeting of the Association after the termination of the term of Declarant appointment. At the first annual meeting after the term of Declarant appointment, the Members shall elect one (1) Director to serve for a term of one (1) year, two (2) Directors to serve a term of two (2) years and two (2) Directors to serve for a term of three (3) years. The two (2) persons receiving the highest number of votes shall be elected to serve for a term of three (3) years. The two (2) persons receiving the next highest number of votes shall be elected to serve for a term of two (2) years. The remaining person shall be elected for a term of one (1) year. At each annual meeting thereafter the Members shall elect the number of Directors needed to fill the vacancy or vacancies created by the Director or Directors whose term(s) are expiring and each newly elected Director shall serve term of three (3) years, resulting in staggered three (3) year terms. Each Director shall hold office until his death, resignation, retirement, removal, disqualification or until his/her successor is elected and qualified.

In the event the Association is not able to fill all five (5) Director positions, the Association may continue to operate with such lower number of Directors as it is able to qualify for Director positions.

Section 4. Eligibility. Except as provided for in Section 2 of this Article, all Directors need to be Owners of Lots in the Subdivision, residents of North Carolina and at least twenty-one years of age. No Member and his or her spouse shall be allowed to serve on the Board at the same time. The trustee of a trust or a corporate officer of a company that is an Owner may also serve on the Board. Eligibility for the position of Director is limited to one person per Lot. Directors must also be Members of the Association who, at the time of election or appointment and throughout their term, must remain in good standing with the Association.

Good standing is defined as not being in arrears in assessments or late fees; having no unpaid fines; having no Association liens placed against the Member's Lot and at anytime within the year immediately preceding the prospective appointment or election; not having been in violation (after the holding of a violation hearing) of the Association's governing documents, which include but are not limited to, the Association's Declaration and any supplements or amendments thereto, the Association's Articles of Incorporation, the Association's Bylaws and the Associations Rules and Regulations within the preceding year. Whenever a Director ceases to be in good standing, the Director is considered to have immediately and automatically resigned his positions as a Director and no formal notification is necessary to effect such resignation.

Section 5. Nomination. Except as provided in Section 2 above, nominations for election of the Board of Directors may be made from the floor at the Annual Meeting of the Members or at any time within sixty (60) days prior to such meeting by submission in writing to the then current Board of Directors. Nominations must be made by the Member interested in holding the position. The Member seeking a Director position does not need to be present at the Annual Meeting (or special meeting, if applicable) in order to be elected.

Section 6. Election. Except as provided in Section 2 above and in Section 8 below, the Directors shall be elected at the Annual Meeting of the Members. At such election the Members and their proxies may cast, in respect to each vacancy, as many votes as they are entitled under the provisions of Article III of these Bylaws. The person(s) receiving the highest number of votes shall be elected. Cumulative voting is not permitted. Notwithstanding any other provision in these Bylaws, following the Period of Declarant Control, Directors may also be elected at any special meeting of the Members called for such purpose and subject to any notice, quorum and other requirements for meetings of Members set forth herein.

Section 7. Removal. After the term of Declarant appointment as provided in Section 2 above, any Director may be removed from the Board, with or without cause, by a majority of the votes of the Members. For clarification, such removal shall require the majority vote of the Membership, not just the majority vote of Members present in person or by proxy at a meeting. Directors may also be removed by a majority vote of the remaining Directors upon missing, without good cause, three (3) regular Board meetings in any one calendar year or upon missing, without good cause, of a combination of at least two (2) regular Board meetings and at least two (2) special Board meetings in any one calendar year.

Section 8. Vacancies. After the term of Declarant appointment as provided in Section 2 above, a vacancy occurring on the Board of Directors may be filled by the selection of a successor Director by the remaining Directors and such successor Director shall serve for the unexpired term of his predecessor. Such action does not require a quorum of Directors. After the term of Declarant appointment as provided in Section 2 above, the Members may elect a Director at any time to fill any vacancy not filled by the Directors.

Section 9. Compensation. No Director shall receive compensation for any service he may render to the Association in the capacity of Director. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 10. Bonds. The Board of Directors may by resolution require any or all officers, agents and employees of the Association to give a bond to the Association with sufficient sureties conditioned on the faithful performance of the duties of their respective offices or positions and to comply with such other conditions as may from time to time be required by the Board of Directors.

Section 11. Prohibition on Loans to Officers and Directors. The Board of Directors shall not propose or authorize any loans to officers or Directors of the Association.

ARTICLE VII

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of Board of Directors shall be held at least quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday. Notice of the regular schedule shall constitute sufficient notice of such meeting. Lot Owners shall be given an opportunity to attend a portion of each meeting and to speak to the Board of Directors about their issues or concerns. Notwithstanding the foregoing, the Board of Directors may place reasonable restrictions on the number of people who may speak on each issue and may place reasonable time restrictions on the people who speak.

Section 2. Special Meetings. Special meeting of the Board of Directors shall be held when called by the President of the Association, or by any two Directors, after not less than three (3) days notice to each Director. Notice can be sent to Directors by any usual means of communication, including via U.S. Mail, e-mail or facsimile. Notice of special meetings of the Board of Directors may be sent to Members via U.S. mail and/or to the e-mail address of the Member, if any, on file with the Association and/or Management Company acting on behalf of the Association or any fax number similarly recorded. Members shall be given an opportunity to attend a portion of each meeting and to speak to the Board of Directors about their issues or concerns. Notwithstanding the foregoing, the Board of Directors may place reasonable restrictions on the number of people who may speak on each issue and may place reasonable time restrictions on the people who speak.

Section 3. Waiver of Notice. Any Director may waive notice of any meeting in writing or by attending such meeting in person. Attendance at a meeting does not constitute waiver if a Director attends and prior to the transaction of any business objects to the transaction of any business because the meeting is unlawfully called or convened.

Section 4. Quorum. A majority of the total number of Directors shall constitute a quorum for the transaction of business. Every act, or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 5. Informal Action by Directors. Action taken by a majority of the Directors without a meeting is nevertheless Board action if written consent to the action in question is signed by all the Directors and filed with the minutes of the proceedings of the Board, whether done before or after the action so taken. Written approval may be obtained via email or electronic means submitted by a Director that either bears the Director's electronic signature or is sent from the director's designated email address on file with the Association and can reasonably be verified as having been submitted by the Director.

Section 6. Executive Session. The Board shall adjourn meetings and reconvene in executive session to discuss and vote upon personal matters, matters involving violations of the Association's governing documents and violation hearings related to same, pending litigation, threatened litigation or potential litigation and orders of business of a similar nature requiring confidential communication. Contracts in the negotiation stage may be considered confidential matters requiring discussion in executive session.

Section 7. Remote Participation. Any Director may participate in and vote during any regular or special meetings of the Board by telephone or internet/web conference or similar communication equipment means by which all persons so participating in the meeting can each hear the other at the same time and those Directors so participating shall be counted as present at such meeting. Any such meeting at which a quorum participates shall be treated as and constitutes a regular meeting or special meeting the Board.

Section 10. Chairman. A chairman of the Board of Directors shall be elected by the Directors and shall preside over all Board meetings until the President of the Association is elected. Thereafter the President shall serve as Chairman. In the event there is a vacancy in the office of the Presidency, a Chairman shall be elected by the Board of Directors to serve until a new President is elected.

Section 11. Parliamentary Procedures. All meetings of the Directors shall be conducted in accordance the most recent edition of Roberts Rules of Order, Newly Revised.

ARTICLE VIII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- a) Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;
- b) Adopt and publish rules and regulations governing the use of the Lots as authorized by the Declaration, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;
- c) Suspend the voting rights of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association pursuant to the provisions of the Declaration. Such rights may also be suspended

- after notice and hearing, for a period not to exceed 60 days, for infraction of the Declaration or published Rules and Regulations;
- d) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the Membership by the North Carolina Planned Community Act (N.C.G.S. §47F) or by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration, all as amended from time to time;
 - e) Declare the office of a member of the Board of Directors to be vacant in accordance with the requirements of Article VI, Section 7 herein;
 - f) Employ a manager, an independent contractor, or such other employees as the Directors deem necessary, and to prescribe their duties; and contract with a management company to manage the operation of the Association, and in the event a contract is entered into with a management company such contract must be terminable by the Board of Directors without cause or penalty on thirty (30) days or less notice and any management contract made with the Declarant shall be for a period not to exceed three years;
 - g) Employ attorneys to represent the Association when deemed necessary;
 - h) Grant easements for the installation and maintenance of sewerage utilities or drainage facilities upon, over, under and across the Common Area without the assent of the Membership when such easements are requisite for the convenient use and enjoyment of the Subdivision;
 - i) Appoint and remove at pleasure all officers, agents and employees of the Associations, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem appropriate.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the Annual Meeting of the Members or at any special meeting when such statement is requested in writing by at least one-fourth (1/4) of the votes of the Membership and further subject to any other provision designed to protect Members' privacy set forth in any applicable governing document of the Association or as prescribed by law;
- b) Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;
- c) As may be more fully provided in the Declaration, to: 1) Fix the amount of the annual assessment against each Lot prior to thirty (30) days before the Annual Meeting of each year; 2) Send written notice of each assessment to every Owner subject thereto at least fifteen (15) days and before such meeting; and 3) Foreclose the lien against any Lot for which assessments are not paid within ninety (90) days after due date or to bring an action at law against the Owner personally obligated to pay the same;
- d) Issue, or to cause an appropriate officer to issue, upon demand by any authorized person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates.

- If a certificate states an assessment has been paid, such certificates shall be conclusive evidence of such payment;
- e) Procure and maintain adequate liability insurance covering the Association in an amount not less than \$1,000,000.00 and adequate hazard insurance on the real and personal property owned by the Association;
 - f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
 - g) Cause the Common Property and all improvements erected thereon to be maintained, subject to the ability to determine and install reasonable changes, updates and replacement of amenities situated on or constituting Common Property;
 - h) Cause individual Lots to be maintained if required by the Declaration;
 - i) Ensure that no contracts signed by the Association or on its behalf have an automatic renewal clause; and
 - j) Ensure that all contracts signed by the Association or on its behalf have a clause that allows for termination with a thirty (30) days notice or that includes a termination clause that requires no more than sixty days notice and that does not contain a termination penalty.

ARTICLE IX

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President, Vice President, Secretary, Treasurer, and such other officers as the Board may from time to time by resolution create. Unless otherwise stated in these Bylaws, all officers of this Association shall at all times be members of the Board of Directors.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each Annual Meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless s/he shall sooner resign, or shall be removed, or be otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine. Notwithstanding Section 1 of this Article, officers elected pursuant to this Section need not be members of the Board of Directors.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. **Vacancies.** A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. **Multiple Officers.** No person shall simultaneously hold more than one office except in the case of special offices created pursuant to Section 4 of this Article. Notwithstanding the foregoing, the office of Secretary and Treasurer may be held by the same person.

Section 8. **Duties.** The Duties of the officers are as follows:

President

- a) The President shall be the chief executive officer of the Association; shall preside at all meetings of the Board of Directors and all Association meetings; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, easements, maintenance agreements, deeds and other written instruments and shall sign all promissory notes and in the absence of the Treasurer shall sign all checks; and shall, in general, perform all duties incident to the office of President. Notwithstanding the foregoing, the duty to sign checks, or equivalent, may be delegated to the Association's management company.

Vice-President

- b) The Vice-President shall act in the place and stead of the President in the event of his/her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board.

Secretary

- c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

- d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolutions of the Board of Directors; shall sign all checks of the Association; keep proper books of account; cause an annual accounting of the Association books to be made at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the Membership at its regular annual meeting, and deliver a copy of each to the Members. Notwithstanding the

foregoing, the duty to sign checks, or equivalent, may be delegated to the Association's management company.

ARTICLE X

INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify any and all persons who may serve or who have served at any time as Directors or officers of the Association against any and all expenses, including amounts paid upon judgments, counsel fees and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred by such persons in connection with the defense or settlement of, and shall defend such Directors or officers against any claim, action, suit or proceeding in which they, or any of them are made parties, or a party, which may be asserted against them or any of them, by reason of being or having been Directors or officers or a Director or an officer of the Association except in relation to matters as to which any such Director or officer or former Director or officer or person has committed gross negligence, recklessness or intentional misconduct in the performance of his/her/their duties to the Association or the Member(s). Provided, however, that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interest of the Association.

The provisions hereof shall be in addition to and not exclusive of any and all other rights to which any Director or officer may otherwise be entitled under any law, bylaw, agreement, vote of Association Members or otherwise. In the event of the death of any officer or Director, the provisions hereof shall extend to his or her legal heirs, representatives, successors and assigns. The foregoing rights shall be available whether or not such person or persons were in fact Directors or officers at the time of incurring or becoming subject to such expenses, and whether or not the proceeding, claim, suit or action is based on matters which antedate the adoption of this Bylaw.

The invalidity or unenforceability of any provision of this Bylaw shall not affect the validity or enforceability or any other provision hereof.

ARTICLE XI

COMMITTEES

The Association may appoint committees as deemed appropriate in carrying out its purpose and consistent with the Declaration and these Bylaws. The Board of Directors making the appointment of a committee shall designate a chairman of said committee. Any committee and its members, including the Architectural Review Board, shall serve at the discretion of and under supervision of the Board of Directors and may be removed or terminated by the Board of Directors at any time, subject only to the express provisions of the Declaration.

ARTICLE XII

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost. The rights of inspection shall at all times be subject to the provisions of the North Carolina Planned Community Act (N.C.G.S. § 47F) and the North Carolina Non-Profit Corporations Act (N.C.G.S. § 55A) as well as any other provision(s) of these Bylaws or the Association's Articles of Incorporation or the Declaration, all as amended.

ARTICLE XIII

AMENDMENTS

These Bylaws may be amended at a regular or special meeting of the Members by a vote of a majority of the Members present in person or by proxy at a meeting at which a quorum is present duly called for such purpose.

ARTICLE XIV

CONFLICTS BETWEEN DOCUMENTS

In case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control; and in case of conflict between the Declaration and the Articles, the Articles shall control. The Articles of Incorporation, Declaration and Bylaws all control over any published Rules and Regulations.

ARTICLE XV

LIMITATION ON LIABILITY

The members of the Board of Directors, officers of the Association and members of the Architectural Review Board shall not be liable to any Owner for actions taken within the scope of their official capacity in good faith and without malice.

ARTICLE XVI
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Any reference herein to the singular shall include the plural, and vice versa and any reference to one gender shall include the others, including the neuter, unless the context suggests or requires otherwise.

The foregoing, was adopted as the Bylaws for the **DUCKS LANDING OWNERS ASSOCIATION, INC** a non-profit corporation, under the laws of the State of North Carolina and are made effective this 16 day of June, 2025.

**DUCKS LANDING OWNERS
ASSOCIATION, INC.**
A North Carolina nonprofit corporation

By: 

Name: TRAVIS A GREENE
Title: President

By: 

Name: JAMES B GREENE
Title: Secretary

NORTH CAROLINA ACKNOWLEDGMENT
(Individual)

State of North Carolina
County of Moore

I, Melissa G Wahl, a Notary Public of the County of Moore and State of North Carolina, do hereby certify that Travis A Greene & James B Greene personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16 day of June, 2025

Notary Public Signature: 
(Notary's printed or typed name): Melissa G Wahl
Notary Public

