

BY LAWS
OF
LAKES OF LOCKWOOD PROPERTY OWNERS ASSOCIATION, INC.
A Non-Profit Corporation

ARTICLE I
Name and Location

The name of the Corporation is Lakes of Lockwood Property Owners Association, Inc. (hereinafter "the Association"). The principal office shall be located at 2606 Jessica Lane SW, Supply, North Carolina 28462. Meetings of Members and Directors may be held at such places within the State of North Carolina as may be designated by the Board of Directors.

ARTICLE II
Meetings of Members

Section 1. Annual Meetings.

Annual meetings shall be held between December 1st and December 15th at 7 p.m.

Section 2. Special Meetings.

Special meetings of Members may be called by the President, a majority of the Board of Directors, or upon written request of Members having ten per cent (10%) of the votes in the Association.

Section 3. Notice of Meetings.

Written notice of each Annual Meeting of Members shall be given by the Secretary by mailing a copy of such notice, postage prepaid, at least fifteen (15) days, but not more than thirty (30) days before such meeting, to each Member entitled to vote thereat. Notices shall be mailed to the Member's address last appearing on the books of the Association, or to any other mailing address supplied by such Member to the Association, or sent by electronic means, including by electronic mail over the Internet, to an electronic mailing address designated in writing by the Member. The notice of any meeting shall state the time and place of the meeting, and the items on the agenda, including the general nature of any proposed amendment to the declarations or by laws, any budget changes, and any proposal to remove a director or officer.

Section 4. Quorum.

A quorum is present throughout any meeting of the Association if persons entitled to cast ten percent (10%) of the votes which may be cast for election of the Board of Directors are present in person or by proxy at the beginning of the meeting.

(b) In the event business cannot be conducted at any meeting because a quorum is not present, that meeting may be adjourned to a later date by the affirmative vote of a majority of those present in person or by proxy. The quorum requirement at the next meeting shall be one-half of the quorum requirement applicable to the meeting adjourned for lack of a quorum. This provision shall continue to reduce the quorum by fifty percent (50%) from that required at

the previous meeting, as previously reduced, until such time as a quorum is present and business can be conducted.

(c) A quorum is deemed present throughout any meeting of the Board of Directors if Directors entitled to cast fifty percent (50%) of the votes on the Board of Directors are present at the beginning of the meeting.

Section 5: 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. A proxy is void if it is not dated. Proxies shall be revocable, and the proxy of an Owner shall automatically terminate on conveyance by him/her of his/her property, subject to the assessment.

ARTICLE III

Board of Directors: Term of Office; Election; Removal

Section 1: Number.

The affairs of the Association shall be managed by not less than three (3) nor more than five (5) Directors. The Directors shall be elected by the Members of the Association from among the Members.

Section 2: Term of Office.

Directors shall serve two (2) year terms effective January 1, 2017, and thereafter. Directors shall serve until their successors are duly appointed or elected, as the case may be.

Section 3: Election.

Election to the Board of Directors shall be by secret written ballot. All Lot Owners shall be entitled to one vote for each lot owned. The persons receiving the largest number of votes shall be elected.

Section 3: Removal.

The members, by a majority vote of all persons present and entitled to vote at any meeting of the Members at which a quorum is present, may remove any member of the Board of Directors, with or without cause. In the event of death, resignation, or removal of a Director, his/her successor shall be selected by the remaining members of the Board of Directors and shall serve for the unexpired term of his/her predecessor.

ARTICLE IV

Board of Directors, Meetings

Section 1: Regular Meetings.

Regular meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time, by the President of the Association. At regular intervals, the Board of Directors shall provide Members an opportunity to attend a portion of a Board of Directors meeting and to speak to the Board of Directors about their issues or concerns. The Board of

Directors may place reasonable restrictions on the number of persons who speak on each side of an issue and may place reasonable time restrictions on persons who speak.

Section 2: Special Meetings.

Special Meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors, after not less than three (3) days' notice to each Director.

Section 3: Quorum.

A majority of the Directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of Directors present at a duly held meeting at which a quorum is present shall constitute the act or decision of the Board of Directors.

Section 4: Action Taken Without a Meeting.

The members of the Board of Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval via email correspondence of all of the members of the Board of Directors. Any action so approved shall have the same effect as though taken at a meeting of the Board of Directors.

ARTICLE V

Board of Directors; Powers and Duties

Section 1: Powers.

The Board of Directors may act in all instances on behalf of the Association. It shall have the power to:

(a) adopt and publish rules and regulations governing the use of the Common Areas, and the personal conduct of the Members, and their guests thereon, and to establish penalties for infractions of the rules and regulations;

(b) suspend the voting rights and any other rights of a Member, including the right to use of the Common Areas, during any period in which such Member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise on behalf of the Association, all powers, duties and authority vested in or delegated to the Association, and not specifically reserved to the membership by the Declarations, Articles of Incorporation, or by other provisions of these By Laws;

(d) employ a manager, independent contractors, and such other employees as it deems necessary, and to prescribe their duties; and

(e) employ attorneys to represent the Association when deemed necessary.

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 Members;

(b) supervise all officers, agents and employees of the Association and see to it that their duties are properly performed;

(c) fix the amount of the annual assessment against each Lot in advance of each annual assessment period;

(d) send written notice of each assessment to every Owner subject thereto in advance of each assessment period;

(e) foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date, or to bring an action at law against the Owner personally obligated to pay the same;

(f) issue, on demand of any person, a certificate setting forth whether or not any assessment has been paid.

(g) procure and maintain liability insurance covering the Association, the members of the Executive Board, officers, agents and employees and to procure and maintain adequate hazard insurance on any real and personal property owned by the Association as it may deem appropriate; and

(h) cause all Common Areas, facilities and equipment owned by the Association to be maintained.

ARTICLE VI **Officers and Their Duties**

Section 1. Enumeration of Officers:

The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Executive Board, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

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:

Each officer shall hold office for a term of two (2) years unless he/she shall sooner resign or be removed or otherwise be disqualified to serve. Provided, however, that he/she shall continue to serve until a replacement is appointed by the Board of Directors or is duly elected.

Section 4. Special Appointments:

The Board of Directors 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 of Directors may, from time to time, determine.

Section 5. Resignation and Removal:

Any officer may be removed from office by the Board of Directors at any time with or without cause. Any officer may resign at any time by giving written notice to the Board of Directors, the 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 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 of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the vacated office.

Section 7. Multiple Offices:

The offices of the Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the offices except the offices of Secretary and Treasurer, and the special offices created pursuant to Section 4 of this Article.

Section 8. Duties:

The duties of the officers are as follows:

(a) President. The President shall preside at all meeting of the Board of Directors; shall see that orders and resolutions of the Board are carried out; and shall sign all leases, deeds, and other written instruments; and may co-sign all checks and promissory notes.

(b) Vice President. 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 by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of all of the Members; shall keep the corporate seal of the Association and affix it to all papers requiring said seal; shall serve notice of meetings to the Board and the Members; shall keep appropriate current records showing the Members of the Association together with their addresses, phone numbers, and email addresses; shall maintain and keep current the Association's website; may co-sign all checks; and shall perform such other duties as required by the Board.

(d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all funds of the Association and shall disburse such funds as directed by the Board of Directors; shall co-sign all checks and promissory notes of the Association; shall keep proper books of the accounts; shall maintain a Repair and Maintenance Log showing the work performed or item purchased and the cost thereof; and shall prepare an annual budget and statement of income and expenditures to be presented to the Members at its annual meeting and shall deliver a copy of each to the Members.

ARTICLE VII
Assessments

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments. All annual assessments shall be paid as designated by the Board of Directors. Any assessments not paid when due shall be delinquent. Interest, costs, and reasonable attorney's fees for collection shall be added to the amount of any

assessment due. No owner may waive or otherwise escape liability for assessments by nonuse of the common properties or abandonment of his property.

ARTICLE VIII
Books and Records; Inspection

The books, records, and papers of the Association shall be subject to inspection by any Member upon fifteen (15) days prior written notice. The Declarations, Articles of Incorporation, and By Laws of the Association shall be available to all Members on the Association's website.

ARTICLE IX
Corporate Seal

The Association shall have a seal in a circular form having within its circumference the words: LAKES OF LOCKWOOD PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE X
Amendments

These By Laws may be amended by majority vote of the members of the Board of Directors.

ARTICLE XI
Fiscal Year

The fiscal year of the Association shall be the calendar year.

ARTICLE XII
Conflicts

In case of any conflict between the Articles of Incorporation and these By Laws, the Articles shall control; in case of any conflict between the Declarations and these By Laws, the Declaration shall control; in case of a conflict between the Articles and the Declarations, the Declarations shall control.

**LAKES OF LOCKWOOD PROPERTY OWNERS
ASSOCIATION, INC.**

BY: 
Brad Robbins, President

Date: June 2, 2016

BY: Michael Griggs
Michael Griggs, Vice President

Date: 6-2-16, 2016

BY: Mark Filipovic
Mark Filipovic, Secretary

Date: June 2, 2016

BY: Linda McKeegan
Linda McKeegan, Treasurer

Date: June 2, 2016

BY: Roman Kelley
Roman Kelley, Director

Date: 6-2-16, 2016