

Craven NC - Document Stamp
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Book **2180** Page **413**

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**BY-LAWS
 OF
 GREENBRIER – SECTION VII ASSOCIATION, INC.**

ARTICLE I: ASSOCIATION MEMBERS: MEETINGS

Section 1. Members and Voting Rights. Each owner of a numbered subdivision lot described in the Restrictive Covenants Greenbrier – Section VII Single Family Subdivision, as recorded in Book 2180, Page 413, Craven County Registry (the “Covenants”), shall be a member of the Association. The membership of the Association shall consist of all of the owners of such numbered lots. Each owner shall be entitled to one vote for each lot (hereinafter referred to as the “Lot”) owned by him, but there shall be only one vote allowed per Lot. There shall be one person with respect to each Lot who shall be entitled to vote at any meeting of the Association. Such person shall be known as the “voting member.” The voting member shall be selected by agreement of the owners of the affected Lot, or by the Association if no agreement is reached among the owners of the individual Lot.

Section 2. Transfer of Membership. The Association shall not issue stock. Membership of the Association may be transferred only as an incident to the transfer of title to a Lot as and in the manner provided for by the Covenants and these By-Laws, and, upon compliance with all of the terms thereof, transfer of membership shall become effective if made in accordance with the foregoing, upon the recordation of a deed of conveyance to the said Lot, or upon the passing of legal ownership if transfer of ownership is accomplished other than by deed of conveyance.

Section 3. Annual Meeting. An annual meeting shall be held each year on a date established by the Board of Directors. Should no contrary date be established, and notification given, the annual meeting shall be on the third Saturday of the month of September of each year. The location of the meeting shall be at a designated location on the subdivision property unless the Association shall specify a different location in writing to the Lot owners. Voting by proxy shall be allowed. A quorum for any Association member meeting, regular or special, shall be twenty-five percent (25%) of the Lots whether the same shall be present in person or by proxy.

Section 4. Special Meeting. A special meeting of the Lot owners may be called at any time by the President or by a majority of the Board of Directors, and stated in a written notice. No special meeting shall be called unless the Secretary of the Association shall have mailed to or served upon all of the Lot owners written notice of the said meeting at least twenty (20) days prior to the date of the meeting. All notices shall be mailed to or served at the address of each Lot owner as it appears on the books of the Association.

ARTICLE II: DIRECTORS

Section 1. Directors. The initial number of Directors of the Association shall be three (3)

Section 2. Selection. All directors shall be selected by a majority vote of all Lot owners in attendance (including proxies) but in no event less than fifty percent (50%) of the total Lot owners eligible to vote. All directors selected by election shall be elected for two (2) year terms. Prior to the annual meeting at which members select the Directors, a nominating committee selected by the Board of Directors of the Association shall nominate an equal number of directors as there are directors to be elected. A list of nominees of the nomination committee shall be circulated to the owners with the notice of annual meeting. Each such nominee must have consented to stand for election. Additional nominations from the floor will be accepted prior to the election; however, no nomination from the floor will be accepted unless the nominee is in attendance personally at the meeting, or has given in advance of the meeting written agreement to serve if elected.

Section 3. Removal and Vacancies. Directors may be removed at any time, with or without cause, upon affirmative vote of a majority of the Lots entitled to vote. In the event of any removal, resignation or vacancy in any of the offices, the remaining members of the Board of Directors shall elect a person to serve as a successor to the removed, resigned or vacant office, and such person shall hold office for the balance of the unexpired term, and shall succeed to a membership in the Board of directors for the same term. The election held for the purpose of filling said vacancy may be held at any regular or special meeting of the Board of Directors.

Section 4. Annual Meeting. The annual meeting of the Board of Directors shall be held at such place as may be agreed upon by the Board of Directors, and shall be held immediately following the adjournment of the annual meeting of the Lot owners.

The Board of Directors may establish a schedule of regular meetings to be held at such place as the Board of Directors may designate, in which event no notice shall be required to be sent to the said Board of Directors of said regular meeting once said schedule has been adopted.

Section 5. Quorum. A quorum for the transaction of business at any regular or special meeting of the Board of Directors shall consist of a majority of the members of the Board. A majority of those present at any annual, regular or special meeting shall have the power or adjourn the meeting to a future time, provided that written notice of the new time, date and place shall be mailed to or personally served on each member of the Board of Directors by the Secretary of the Association at least three (3) days prior to the time fixed for said meeting.

Section 6. Compensation. The officers and directors of the Association shall serve without compensation solely for holding such office.

ARTICLE III. OFFICERS: POWERS AND DUTIES

Section 1. The President. He shall be the Chief Executive Officer of the Association; he shall preside at all meetings of the Lot owners and of the Board of Directors. He shall have executive powers and general supervision over the affairs of the Association and other officers. He shall sign all written contracts of the Association and shall perform and have the powers necessary to perform all of the duties incident to this office and that may be delegated to him from time to time by the Board of Directors.

Section 2. The Vice-President. He shall perform all the duties of the President in his absence and such other duties as may be required of him from time to time by the Board of Directors.

Section 3. The Secretary-Treasurer. The office of the Secretary-Treasurer may be divided between two individuals, one Secretary and one Treasurer. The duties of the office include:

- (a) He shall issue notices of all Board of Directors meetings and all meetings of the Lot owners; he shall attend and keep the minutes of the same; he shall have charge of all of the Association's books, records and papers.
- (b) He shall have the custody of the Association's funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and he shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated from time to time by the Board of Directors.
- (c) He shall disburse the funds of the Association as may be ordered by the Board in accordance with these By-Laws, making proper vouchers for such disbursements, and shall render to the President and Board of Directors at the regular meeting of the Board of Directors, or wherever they may require it, an

account of all of his transactions as Treasurer and of the financial condition of the Association.

- (d) He shall collect the assessments and shall promptly report the status of collections and of all delinquencies to the Board of Directors.
- (e) He shall also give status reports to potential transferees, on which reports the transferees may rely. The liability of the Lot owners shall continue until the transfers have been approved, and all such transferees shall be deemed liable for past due assessments (other than institutional mortgages or purchasers at institutional mortgage foreclosure sales).

Section 4. Manager. If the Association elects to hire a manager, any or all of the duties set out herein may be transferred to such manager, upon proper supervision and safeguards by the officers. These duties may only be transferred with the authorization and approval of the Board of Directors. However, the Association may not delegate to the manager the authority to borrow money or to sign conveyances.

Section 5. Bond. All officers or other employees who are authorized to sign checks may be bonded in an amount equal to the total anticipated assessment for a full year, and such bond shall be a common expense of the Association.

Section 6. Selection of Officers. The officers shall be selected by the Board of Directors at the annual meeting of the directors, and may or may not be from the ranks of the directors. Each officer shall serve at the pleasure of the Board of Directors.

Section 7. Qualification of Officers. All officers must be Lot owners. No Lot owner shall be eligible for election as an officer if he is more than 15 days delinquent in the payment of any assessment. A transfer of title of his Lot by an officer who is a Lot owner shall automatically operate as his resignation as an officer.

Section 8. Committees. The officers may establish any committees, standing or otherwise, consisting of either Lot owners or non-Lot owners, charged with those particular areas of responsibility deemed appropriate by the officers. No standing committee may be created without the approval of the directors.

ARTICLE IV. POWERS OF THE ASSOCIATION

The association, acting through the Board of Directors, shall have the following powers:

Section 1. Covenants. All of the powers specifically set forth in the Covenants and all of the powers incidental thereto.

Section 2. By-Laws. All of the powers specifically set forth in these By-Laws and all of the powers incidental thereto.

Section 3. Miscellaneous Powers.

- (a) To use and expend the assessments collected to carry out the purposes and powers of the Association.
- (b) To employ attorneys, accountants and other professionals as the need arises.
- (c) To employ and terminate the employment of workmen, janitors, gardeners, managers and such other agents and employees to carry out the power of the Association, and to purchase supplies and equipment therefore.

ARTICLE V. FINANCE AND ASSESSMENTS

Section 1. Depository. The funds of the Association shall be deposited in a bank designated by the Board of Directors, in an account for the Association under resolutions approved by the Board of Directors, and shall be withdrawn only upon checks and demands for money signed by any designated officer(s) or agents of the Association. All notes of the Association shall be signed by any two of the officers of the Association.

Section 2. Fiscal Year. The fiscal year for the Association shall begin on the first day of January of each year; provided, however, that the Board of Directors is expressly authorized to change to a different fiscal year in accordance with the provisions and regulations from time to time prescribed by the Internal Revenue Code of the United States of America at such time as the Board of Directors deems it advisable.

Section 3. Determination of Assessments.

- (a) The Board of Directors of the Association shall fix and determine from time to time the sum or sums necessary and adequate for the common expenses of the Association. Common expenses shall include expenses for the operation, maintenance, repair, or replacement of the common areas and facilities, costs of carrying out the powers and duties of the Association, all insurance premiums and expenses relating thereto, taxes until separately assessed, and any other expenses designated as common expense from time to time by the Board of Directors of the Association.

The Board of Directors is specifically empowered, on behalf of the Association, to make and collect assessments, and to lease, maintain, repair, and replace the common property of the Association. Said assessments shall be payable monthly or quarterly, in advance, as ordered by the Board of Directors.

Special assessments, should they be required by the Board of Directors, shall be levied and paid in the same manner as hereinbefore provided for regular assessments. The provisions of Section 5 of the Covenants are hereby incorporated by reference, and all assessments shall be charged in proportion, and in accordance with the procedures, set out herein.

Limited Special Assessments may be levied on a particular Lot Owner or Owners for the purpose of repairing, maintaining or correcting a problem that is peculiar to the Lot of said Owner or owners.

- (b) When the Board of Directors has determined the amount of any special assessment, the Secretary-Treasurer of the Association shall mail or present a statement of the assessment to each of the Lot owners or, in the case of Limited Special Assessments, to each of the Lot owners affected or benefited thereby. All assessments shall be payable to the Secretary-Treasurer of the Association and upon request, the Secretary-Treasurer shall give a receipt for each payment made to him.
- (c) The Board of Directors shall provide a copy of the annual budget of the Association to each Lot owner no later than the end of the first month of each fiscal year of the Association. No owner approval of said budget shall be required.

Section 4. Delinquent Assessments. In the event an assessment is not paid within thirty (30) days of the date it is due and payable, the Association, through its Board of Directors, may proceed to enforce and collect the said assessment, plus interest at the rate of 15% per annum against the Lot owner owning the same in any manner allowed by North Carolina law, or as allowed by the Covenants or these By-Laws.

Section 5. Collection and Enforcement. In connection with any assessment, the Association shall have all of the powers, rights, privileges and legal remedies provided for by the Covenants and North Carolina law concerning collection and enforcement. Further, in this connection, each Lot owner shall be liable for his assessment in the same manner provided for by the Covenants, and shall likewise be responsible for reasonable attorney's fees, interest and costs incurred by the Association incident to the collection of such assessment or enforcement of any lien hold by the Association for unpaid assessments.

Section 6. Foreclosure. Where the mortgagee of a first mortgage of record or other purchaser of a Lot obtains title to a Lot as a result of foreclosure of a first mortgage (or deed in lieu of foreclosure) such purchaser, including his successors and assigns, shall not be liable for the share of the common expenses or assessments by the Association chargeable to such Lot which became due prior to the acquisition of title to such Lot by such purchaser. Such unpaid share shall be deemed to be common expenses collectible from all of the Lot owners, including such purchaser, his successors and assigns.

ARTICLE VI. VIOLATIONS

In the event of a violation (other than the nonpayment of an assessment) by a Lot owner of any of the provisions of the Covenants, these By-Laws or any other rules of the Association, the Association, by direction of its Board of Directors, may notify the Lot owner of such by written notice, sent registered or certified mail, return receipt requested, and if such violation shall continue for a period of ten (10) days from the date of such notice, the Association, through its Board of Directors, shall have the right to treat such violation as an intentional and inexcusable and material breach of the Covenants, the By-Laws, or the rules of the Association, as the case may be, and the Association may then, at its option, have the following elections: (i) an action at law to recover for damages on behalf of the Association or on behalf of the other Lot owners; (ii) an action in equity to enforce performance on the part of the Lot owner; or (iii) an action in equity for such equitable relief as may be necessary under the circumstances, including injunctive relief. Failure on the part of the Association to maintain such an action at law or in equity within 45 days from date of a written request, signed by a Lot owner, sent to the Board of Directors, shall authorize any Lot owner to bring an action in equity or suit at law on account of the violation, in the manner provided for by North Carolina law. Any violations which are deemed by the Board of Directors to be a hazard to public health may be corrected immediately as an emergency matter.

ARTICLE VII. NOTICE

Except as otherwise provided herein, whenever notices are required to be sent hereunder, the same shall be sent to the Lot owners by the U.S. Mail, at their place of residence as listed with the Association. All notices to the Association shall be sent to the mailing address designated by the Board of Directors as their address for notices. All notices shall be deemed and considered sent when mailed. Any party may reserve the right to change the place of notice to him or it by written notice, in accordance with the terms and provisions of this Article. Each Lot owner shall keep on record with the Association a current mailing address and shall notify the Association of any changes therein.

ARTICLE VIII. AMENDMENTS TO BY-LAWS

Amendments to these By-Laws shall require the approval of eighty percent (80%) of the Lot owners in Greenbrier – Section VII subdivision. 9

ARTICLE IX. RULES

The Board of Directors may from time to time establish rules for use of any property within the Subdivision in order to protect the value of Lots, the aesthetic

qualities of the Subdivision and the tranquility of the owners of Lots. Said rules may include, but are not limited to, reasonable restrictions on pets, rental use of homes, and parking of cars, trailers, boats, campers and other vehicles on Lots and streets. All such rules shall be effective after written notice of adoption is mailed to the record owners of all Lots. All rules adopted shall be enforceable as though said rule were specifically delineated within those By-Laws or the Covenants.

Rule 1. Rental of Property

(a) Nothing contained within these By-Laws or the rules established hereunder shall prohibit rental by the owner of a residential dwelling constructed on any Lot. However, it is understood that in order to maintain the value of the Lots conveyed, and to preserve the enjoyment of the property for owners and renters alike, certain guidelines can be established by the Association for the handling of renters, and for the protection of Association and its members.

(b) No dwelling in the subdivision may be rented for a period of time of less than three (3) months unless the rental agreement is pursuant to a contract for the sale of the property.

(c) No dwelling may be rented to more than one person unless those persons are related by marriage.

(d) The owner of any Lot shall be responsible for the conduct for all guests and renters. Each owner, by purchasing his Lot, agrees to give to the Association the right to evict any tenant whose conduct is found detrimental to the Association and its members, in whole or in part. Such eviction shall only be taken after notification to the owner, and the owner shall, upon being given such notification, commence eviction proceedings himself within one week of receiving the notice requesting the same from the Association. The Association may then, acting on its own or on behalf or for the owner, after failure of the owner to act within this seven day period, commence eviction proceedings. The expenses of said proceeding (including attorney's fees shall be chargeable as an assessment to the owner of the Lot, and such assessment may be collected as a delinquent assessment under Paragraph 6 of these Covenants unless paid within thirty days of billing.

Rule # 2. No stand-alone storage facility of any kind shall be permitted.

Rule # 3. A standard mailbox and mailbox post selected by the Architectural Control Committee shall be required to be constructed at the expense of owner.

Rule # 4. No exterior clothesline shall be permitted,

Rule #5. No dog pens will be allowed.

Rule #6. Prohibited Vehicles.

- (a) No trucks or buses or commercial vehicles of any nature other than pickup trucks or small vans used for the Owners' personal transportation, shall be parked overnight on Carmel Lane or on any lot except in an enclosed garage.
- (b) No travel trailers, camping trailers, house trailers, boat trailers, mobile homes, "Winnebago"-type vehicles, utility trailers, pleasure boats, off-road recreational vehicles including "jet-skis" may be parked on Carmel Lane nor parked or stored on any Lot for a period in excess of 72 hours per quarter-year. The restriction in this subparagraph shall not apply if the vehicles are parked in an enclosed garage.
- (c) To accommodate guests of Owners however, vehicles prohibited by the foregoing and owned by guests may be temporarily parked on the Owners property for a period not to exceed 14 days per year per guest.
- (d) Junk Cars – No unregistered motor vehicle nor any stripped, partially wrecked, or junk motor vehicle, or part thereof, shall be permitted to be parked or stored on any street or Lot.

Rule #7. Animals and Pets – No animals, birds, or fowl, shall be kept or maintained on any part of any lot except that two (2) cats, and two (2) dogs, and a reasonable number of small birds, may be kept thereon for the pleasure and use of the owners of any Lot, but not for any commercial use or purpose. All pets must remain in the confines of the owner's property.

ARTICLE X. ARCHITECTURAL CONTROL COMMITTEE

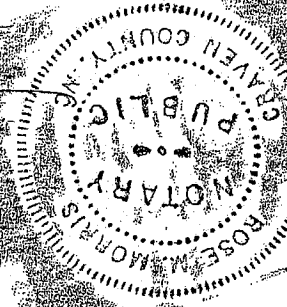
Section 1. There shall be established a standing committee of the Board of Directors of the Association, which committee shall be the Architectural Control Committee.

Section 2. The Architectural Control Committee shall consist of three (3) members, no more than one (1) of whom may be a member of the Board of Directors, and the members of the Architectural Control Committee shall be appointed by the Board of Directors of the Association, and shall serve at the pleasure of the Board of Directors.

Section 3. The Architectural Control Committee shall perform the functions, and operate by the procedures, contained in paragraph 5 of the Covenants, as the same may be amended from time to time.

APPROVED AND DECLARED AS BY-LAWS OF
GREENBRIER – SECTION VII ASSOCIATION, INC.

David L. Hickman
Secretary



State of North Carolina

County of Craven

I, Rose M. Morris, a Notary Public, certify that
David L. Hickman personally came before me this day and
acknowledged that he is Secretary of GREENBRIER SECTION VII
ASSOCIATION, INC. a corporation, and that by authority duly given and as the
act of the Association, the foregoing instrument was signed in its name by David
Hickman, its Secretary, and attested by himself as its Secretary.

WITNESS my hand and official seal, this 3 day of May
2004.

Rose M. Morris
Notary Public

My Commission Expires:

1/29/05

State of North Carolina, Craven County

The foregoing certificate(s) of

Rose M. Morris
is (are) certified to be correct. This instrument was presented for
registration this day and hour and duly recorded in the office of the
Register of Deeds of Craven County, NC in Book 218 Page 463

This 4 day of May A.D., 20 04 at 1:25 o'clock
Richard Thompson - Michelle L. Jock
Register of Deeds Asst./Deputy Register of Deeds