

NOLIN LAKE ESTATES HOMEOWNERS ASSOCIATION, INC

BYLAWS

*Amended 9-2-2023

ARTICLE I

Name

This organization shall be known as NOLIN LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

Objectives

The objective, or objectives, for which said Corporation is formed are:

The primary objective is to provide for members' property in their absence.

In addition to the primary objective outlined above, and as needed and approved, the Corporation, those desire services, including but not by way of limitation, sanitation service, the creation, improvement and maintenance of primary and arterial roads serving member's property, and the additional improvement of fire hydrants, street lights, drainable facilities and park, recreational and open space facilities, and any other necessary or desirable improvements for the general benefit and enjoyment of the members of the Corporation.

To solicit, collect, maintain and disburse funds necessary for the procurement of any services, consultation, equipment, supplies and miscellaneous expenses incident to the fulfillment of the primary objectives of the Corporation as set forth herein.

ARTICLE III

Governing Board

The Governing Board of Nolin Lake Estates, Inc. shall be composed of President, VicePresident, Secretary, Treasurer, and three (3) Directors.

ARTICLE IV

Selection of Governing Board

a.) Each member of the Governing Board shall be elected by the General Membership for a term of two (2) years at the General Meeting to be held the Saturday of Memorial Day weekend. * The President, Vice President and Treasurer shall be elected in odd numbered years and the Secretary, and Directors shall be elected in even numbered years.

b.) All elected officers shall assume their duties at the close of the election meeting.

- c.) Any officer or director is eligible to succeed himself.
- d.) If a member of the Governing Board misses two meetings without justifiable reason, he will be notified. Then, if the member misses the third meeting, without justifiable reason, he will automatically forfeit his office.
- e.) If, for any reason, a vacancy (vacations or sickness excepted) in the Governing Board personnel exists, the Governing Board shall appoint a member to the Governing Board to serve for the unexpired term.
- f.) Officers and Directors shall be elected by the majority vote of those members present and eligible to vote at the General Meeting.

ARTICLE V

Government

- a.) The government of Nolin Lake Estates, Inc shall be under the direct supervision of the President and the Governing Board.
- b.) All matters concerning the policy of Nolin Lake Estates, Inc shall be decided by Majority vote of the Governing Board. In case of a “tie” vote, the President of the Board shall cast the deciding vote.
- c.) A majority of the Governing Board shall constitute a quorum.
- d.) Committee Chairman shall be appointed by the President and approved by the Governing Board.

ARTICLE VI

Meetings

- a.) Meetings of the Governing Board shall be held as called by the President or upon written request of three (3) members of the Governing Board.
- b.) Notice shall be given at least seven (7) days in advance unless waived.
- c.) Meetings of the General Membership shall be held on the Saturday of Memorial Day weekend and the Saturday of Labor Day Weekend.* Special Meetings shall be called upon written notice by the Governing Board.
- d.) Written notice of the General Membership meeting shall be given at least 30 days before date of same, and written notice of at least seven (7) days in advance of any special meeting.

e.) The rules contained in the current edition of Robert's Rules of Order, Newly Revised shall govern the Society in all cases to which they are applicable and in which they are not inconsistent with these bylaws and special rules of order the Society may adopt.

f.) The President shall make a report at the regular Saturday of Labor Day meeting to the General Membership. This report shall contain a review of the past year and in particular, plans for the coming year, and future goals.

g.) The President, and in his absence the Vice President, shall preside at meetings of the Governing Board, and the Secretary shall act as Secretary thereof; but in the absence of either or any of such directors, their functions may be performed by any member of the Board selected by those present.

ARTICLE VII

Duties of Officers

a.) The President shall preside at all meetings of the Board of Directors and of the members, and of the General Membership, and of the general supervision and management of the affairs of the Corporation, subject to the control of the Governing Board. He shall have such a special duties as may from time to time be prescribed or delegated to him by resolution of the Governing Board.

b.) The Vice President shall perform the duties of the President in his absence or disability, and in addition, such other and special duties as may from time to time be prescribed or delegated to him by resolution of the Governing Board.

c.) The Secretary shall keep a complete and permanent record of all proceedings; shall have general charge of the books and records of the Corporation; except such as are properly to be kept by other directors; shall countersign all papers and documents executed by the Corporation which require a countersignature; shall give notices of meetings as prescribed or delegates to him by the resolution of the Governing Board.

d.) The Treasurer shall be the fiscal and disbursing agent of the Corporation and shall keep and account for all monies, credits, and property received and disbursed; shall endorse all checks, notes and other evidences of indebtedness; shall deposit funds coming into his possession in such depositories and may from time to time be designated by resolution of the Governing Board; shall, in addition, perform such other and special duties as may

from time to time be vested in him or delegated to him by resolution of the Governing Board.

ARTICLE VIII

Membership

- a.) Any owner of property located within Sections 1, 2, and 3 of Nolin Lake Estates shall be eligible for membership in this Corporation, and any dues for members shall be based upon their individual membership and not upon the number of individual lots any one member may own.
- b.) A simple majority of members present at the general or special meetings shall constitute a quorum for conduct of any business properly presented; however, any change in Bylaws or Articles shall require a two-thirds (2/3) vote of those present and eligible to vote to effectuate and change therein. These bylaws may be amended at any regular meeting of the Society by a two-thirds vote, provided that the amendment has been submitted in writing at the previous regular meeting.
- c.) Dues for membership in the Corporation shall be Seventy-Five Dollars (\$75.00) per year, full membership with voting rights; and amount less than Seventy-Five Dollars (\$75.00) per year, associate membership, no voting rights at General Meeting. The dues are based on individual membership and not upon the number of individual lots any one member may own. Dues shall be due and payable by Spring Meeting of each year.
- d.) Each paid household shall be entitled to one vote at any General or Special Meetings called for the members at large, on any issue properly presented at such meeting.

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