

WHEREAS, Article XII, Section XII.1. of the Original Bylaws provides that the Original Bylaws may be amended by receiving a simple majority of all eligible votes, cast in person or by proxy at an annual or special meeting of the Association at which a quorum (as specified by Section III.5. of the 2000 Covenants) is present in person or by proxy.

WHEREAS, pursuant to the Original Bylaws, the Association is comprised of members, the same being all owners of assessed lots in the Community (collectively the “Members”);

WHEREAS, on January 14, 2026 a meeting of Association Members was called to order whereat proposed amendments to the Original Bylaws were considered and voted on by the Members. At the January 14, 2026 meeting of Members, twenty-nine (29) Members were present in person or by proxy, thereby satisfying quorum requirements specified by Section III.5. of the 2000 Covenants and as required by the Original Bylaws.

WHEREAS, at the January 14, 2026 meeting of Members, no less than nineteen (19) vote holding Members cast their votes in favor of the passing these Amended and Restated Bylaws thereby satisfying the Original Bylaws conditions for amending the same; no less than a simple majority of all eligible votes, cast in person or by proxy at an annual or special meeting of the Association at which a quorum was present, were cast approving these Amended and Restated Bylaws.

NOW THEREFORE, pursuant to the foregoing and in accordance with the authority granted by the Original Bylaws as previously modified and/or amended, the Association by and through its Members and its Board of Directors hereby amends the Original Bylaws of the Association and substitutes in lieu thereof these Amended and Restated Bylaws of Pebble Ridge Homeowners Association of Pebble Creek, Inc.;

***[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]
[AMENDED AND RESTATED BYLAWS FOLLOWS]***

**AMENDED AND RESTATED BYLAWS
OF
PEBBLE RIDGE HOMEOWNERS ASSOCIATION OF PEBBLE CREEK, INC.**

TABLE OF CONTENTS

| | |
|---|----------|
| Article I. Introduction | 1 |
| Article II. Definitions | 1 |
| Article III. Description of Pebble Ridge Homeowner's Association | 2 |
| Section III.1. Name | 2 |
| Section III.2. Seal | 2 |
| Section III.3. Principle Office | 2 |
| Article IV. Purposes of PRHA | 2 |
| Section IV.1 Overall Purpose | 2 |
| Section IV.2. PRHA Services | 2 |
| Article V. Membership | 3 |
| Article VI. Meetings | 3 |
| Section VI.1. Annual Meeting | 3 |
| Section VI.2. Special Meeting | 3 |
| Section VI.3. Notice of Meeting | 3 |
| Section VI.4. Conduct of Meeting | 3 |
| Section VI.5. Voting Rights | 3 |
| Section VI.6. Quorums | 3 |
| Section VI.7. Proxies | 3 |
| Section VI.8. Counting Votes | 4 |
| Section VI.9. Votes Required to Pass a Motion | 4 |
| Section VI.10. Voting by Mail | 4 |
| Article VII. Board of Directors | 4 |
| Section VII.1. Powers and Duties | 4 |
| Section VII.2. Terms of Office | 4 |
| Section VII.3. Nominations and Elections | 4 |
| Section VII.4. Vacancies of Directors and Officers | 5 |
| Section VII.5. Meetings of the Board | 5 |
| Article VIII. Offices, Officers, and their Duties | 6 |

| | |
|---|-----------|
| Section VIII.1. List of Officers and Terms of Office | 7 |
| Section VIII.2. Principle Office | 7 |
| Section VIII.3. President | 7 |
| Section VIII.4. Vice President | 8 |
| Section VIII.5. Secretary | 8 |
| Section VIII.6. Treasurer | 8 |
| Article IX. Special Committees | 10 |
| Section IX.1. Appointment to Special Committees | 10 |
| Article X. Standing Committees | 10 |
| Section X.1. Appointment to Standing Committees | 10 |
| Article XI. Expenditures | 10 |
| Section XI.1. Fiscal Year | 10 |
| Section XI.2. Auditing of Accounts | 10 |
| Section XI.3. Annual Budget | 11 |
| Article XII. Amendments of these Bylaws | 11 |
| Section XII.1. Initiating and Processing Amendments | 11 |
| Section XII.2. Quorum and Voting Rights Required for Approval | 11 |
| Article XIII. Dissolution of PRHA | 11 |
| Section XIII.1. Dissolution of the Corporation | 11 |
| Section XIII.2. Distribution of Corporation's Assets | 12 |

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]
[AMENDED AND RESTATED BYLAWS FOLLOWS]

**AMENDED AND RESTATED BYLAWS
OF
PEBBLE RIDGE HOMEOWNERS ASSOCIATION OF PEBBLE CREEK, INC.**

**ARTICLE I
INTRODUCTION**

Section I.1. **Purpose of these Bylaws.** These Bylaws are intended to augment the Covenants, Conditions, and Restrictions, hereinafter referred to as the “Covenants” as adopted, amended, supplemented and/or otherwise modified for the subdivision or development originally known as Pebble Creek Development, Phase IV, Sections I and II (the “Subdivision” or “Community”) located in Taylors, South Carolina. The Pebble Ridge Homeowners Association of Pebble Creek, Inc. (the “Association” or “PRHA”) is an eleemosynary corporation, limited to governing the affairs and operation of the Community in accordance with the Covenants and these Bylaws. The intent of these Bylaws is to provide guidance, rules, and procedures, to be adopted in carrying out the business of the PRHA in the administration of the Covenants, all in accordance with the direction, vote, or approval of the PRHA Members (“Members”) and the PRHA duly elected Board of Directors (“Board”). In the event of any fundamental disagreement between the Covenants and these Bylaws, as each may be amended from time to time, the Covenants shall prevail but the Bylaws shall prevail if they are more restrictive while still conforming to the more general interpretations of the Covenants.

**ARTICLE II
DEFINITIONS**

(Refer to the Covenants for base list of definitions)
(The definitions below are supplementary for Bylaws)

Section II.1. **“PRHA”** is the abbreviation for the Pebble Ridge Homeowners' Association.

Section II.2. **“Corporation”** refers to the entire membership of PRHA.

Section II.3. **“Covenants”** refers to the Covenants, Conditions and Restrictions adopted by the PRHA, as the same may exist as of the recording of these Bylaws and as the same may be hereafter amended.

Section II.4. **“Board”** refers to the duly elected Board of Directors.

Section II.5. **“Directors”** refers to the elected members of the Board, including Officers.

Section II.6. **“Officers”** refers to the President, Vice President, Secretary, and Treasurer.

Section II.7. **“Special Committee”** refers to a Board appointed Committee with a single finite purpose.

Section II.8. **“Standing Committee”** refers to a Corporation appointed Committee with defined continuing responsibilities.

ARTICLE III
DESCRIPTION OF PRHA

Section III.1. The name of this Corporation is Pebble Ridge Homeowners Association of Pebble Creek, Inc. (abbreviated PRHA) and it was incorporated in South Carolina as described in the Introduction section of the document entitled “Covenants, Conditions, and Restrictions for Pebble Creek Phase IV, Section II” recorded in the Office of the Register of Deeds in Book: 1898, beginning at Page: 84. PRHA is not organized, and shall not be operated, for pecuniary gain or profit and shall have no capitol stock. The duties necessary to organize and operate PRHA are the responsibility of a Board of Directors duly appointed or elected by bona fide homeowners in accordance with these Bylaws. No Director or committee member shall receive compensation for any service rendered to PRHA except that they may, upon presentation of applicable receipts, be reimbursed for actual expenses incurred in the performance of duties.

Section III.2. The Corporation shall have a seal as follows “PRHA OF PC INC., TAYLORS S.C SEAL”

Section III.3. The principle Office of the Corporation shall be the place of residence of any current President of the Corporation, and mail for the Corporation shall be received at the address established by the Board from time to time.

ARTICLE IV
PURPOSES OF PEBBLE RIDGE HOMEOWNERS ASSOCIATION

Section IV.1. Overall Purpose. PRHA is organized, the Covenants established, and the Bylaws are developed to benefit Pebble Ridge and the owners of its Lots by protecting and enhancing the value and desirability of its properties. It is also the desire of PRHA to work in cooperation with Pebble Creek Country Club and other homeowners associations in the Pebble Creek area to the mutual advantage of all.

Section IV.2. PRHA Services. PRHA is organized to perform such of the following services as the Board and/or members of PRHA deem appropriate:

Section IV.2.1. Establish the rate of annual dues and special assessments.

Section IV.2.2. Collect and enforce the payment of annual dues and special assessments.

Section IV.2.3. Pay all proper costs, necessary expenses and obligations incurred in carrying out the satisfactory operation of PRHA.

Section IV.2.4. As authorized by the Board, borrow money and mortgage or otherwise encumber any or all real estate or personal property owned by the Corporation as security therefore.

Section IV.2.5. Pay legitimate expenses incident to enforcement of the Covenants now and hereafter imposed on Pebble Ridge.

Section IV.2.6. Provide and pay for street lighting, street name signs, landscaping and

maintenance of the common areas as required by PRHA.

Section IV.2.7. Promote the beautification of Pebble Ridge and perform such other functions as are deemed necessary or desirable for the general benefit of Pebble Ridge and of its Lot owners in accordance with directives properly approved by said Lot owners.

ARTICLE V **MEMBERSHIP**

Membership of the Corporation shall be in accordance with the rules set forth in the Covenants, Article III.,

ARTICLE VI **MEETINGS**

Section VI.1. Annual Meetings. Annual meetings will be held in November at a date, time and place specified by the Board in the required meeting notice. The business of the Annual meeting shall include, as a minimum: (a) Report from the board of the past years activities; (b) Presentation by the Board of a budget for the following year; (c) Approval of a budget, modified if members so vote, for the following year; (d) Consideration of such other business as may be appropriate; (e) Presentation by the Board of a list of nominees for election to the Board; (f) Election of new Directors by voice vote.

Section VI.2. Special Meetings. Special meetings may be held at the written request of either at least one fourth (1/4) of the current bona fide members of the Corporation or of two or more Board members Such requests shall be given to the Board in writing and include the text of all proposed motion to be presented and voted on at the meeting. The meeting notice shall state the date, time and place of the meeting, shall outline the business to be conducted and shall include the text of all motion to be considered and voted on No other business shall be formally considered at a special meeting.

Section VI.3. Notice of Meetings. A notice of each annual or special meeting of PRHA shall be sent by First class mail or delivered by hand to all Lot owners at their last known address, at least two (2) weeks in advance of the meeting date The notice shall include as a minimum: (a) the place, date and time of the meeting; (b) provide an agenda stating the order of business to be conducted; and (c) the text of all tabled motions to be voted on, as approved by the Board for consideration at the meeting.

Section VI.4. Conduct of Meetings. All Meetings shall be arranged and conducted in accordance with the Covenants. Exceptions are permitted only where they are specified in these Bylaws.

Section VI.5. Voting Rights. Voting rights shall be in accordance with the Covenants.

Section VI.6. Quorum. A quorum for each class of meeting is defined in the Covenants, consisting of twenty-five percent (25%) of the eligible votes present in person and by proxy.

Section VI.7. Proxies. A proxy form shall be included with each notice of annual or special meetings. Members who cannot attend the announced meeting may fill in the proxy form to

designate either the Board or an individual member to vote on their behalf. Members must sign the proxy form and mail it to PRHA or give it to a Board member so that it is available at the meeting place prior to the scheduled start time of the meeting. When a form designates another member, that member must be informed of the designation and, if the initiator desires, the way in which the proxy votes shall be cast. The number of proxy forms turned in shall be announced at the beginning of each meeting to help determine if the required quorum is present. When a member who has filed a proxy form attends a meeting, the said proxy form shall be destroyed by the acting Registrar.

Section VI.8. Counting Votes. For each meeting, the Secretary shall compile for the meeting chairperson the number of proxies received which designate the Board and those which designate individual members. The Treasurer shall prepare a list naming owners of more than one (1) assessable Lot, showing the number owned by each. At each meeting upon commencement, the President shall announce the number of eligible votes present in person or by proxy. The sequence of voting on a motion shall be: (a) one (1) vote for each Lot owner present in person; (b) vote of owners with two (2) or more assessable Lots, with one vote for each Lot beyond the one already voted; (c) vote of proxies held by individual members; (d) vote of proxies held by the Board. The meeting chairperson shall then announce the total vote for and against the motion. When voting by secret ballot, individual members owning one (1) or more Lots and/or holding one or more proxies shall be given one additional ballot slip for each proxy and each Lot beyond one (1). In the event of votes being equally for and against a motion or nomination, the chairperson may either void the result and retake the vote, or may choose to exercise his casting vote.

Section VI.9. Votes Required to Pass a Motion. Voting requirements shall be in accordance with the Covenants.

Section VI.7. Voting by Mail. A motion shall be submitted to the membership for a mail vote when initiated by one of the following procedures: (a) when a motion to submit a question to the membership for a mail vote is approved by a simple majority with a quorum present and voting at an annual or special meeting; (b) when the board approves submission of a motion or motions for mail vote. In conducting a mail vote, the Board shall send by first class mail or deliver by hand to all Lot owners at their last known address, the following at least two (2) weeks in advance of the deadline date for receipt of the vote: (a) the necessary information on the motion(s) to be voted on and (b) a postcard ballot for each member to vote on the motion(s). Adoption of the motion requires the same number of favorable votes as a similar but routine motion as specified in the Covenants.

ARTICLE VII **BOARD OF DIRECTORS**

Section VII.1. Powers and Duties. The Board shall have the power and duty to perform to perform the following:

Section VII.1.1. Appoint all Committee members.

Section VII.1.2. Appoint and supervise all agents, contractors, and employees; prescribe their duties; fix compensation if applicable; require such security or fidelity bonds or insurance as it may deem expedient; remove any or all at will.

Section VII.1.3. Conduct, manage and control the affairs and business of the Corporation and

exercise all powers, duties, and authority vested in or delegated to the Corporation.

Section VII.1.4. Arrange the Annual Meeting and call Special Meetings in accordance with the procedures outlines in the Covenants and these Bylaws.

Section VII.1.5. Determine motions to be submitted for vote at Annual or Special Meetings.

Section VII.1.6. Take any action authorized by the Covenants to correct violation of the Covenants including the levying of penalties and fines, as appropriate.

Section VII.1.7. Suspend voting rights, or rights of use of any common PRHA facility, of any member who is: (a) in default of payment of any dues, assessment, interest, charges, and/or attorney fees levied by the Board, and/or (b) in violation of any of the Covenants. Restore the suspended rights on satisfactory rectification of the transgression(s).

Section VII.1.8. Keep a complete record of all its acts and of corporate affairs.

Section VII.1.9. Present a report on its acts and corporate affairs.

Section VII.1.10. Monitor the activities of its own directors and, if necessary and by majority vote, suspend any director whose conduct is not, in the Board's opinion, in the best interest of the Corporation. Any such suspension must be reported to all Corporation members in writing, giving the reason(s), within twenty-one (21) days of the Board's decision.

Section VII.2. Terms of Office. PRHA affairs shall be administered and managed by a Board of Directors (hereafter referred to as Board) consisting of seven Directors, including four appointed Officers. All directors are elected annually for a term of one (1) year and all candidates must be bona fide members of PRHA. Re-election is permissible and encouraged to provide continuity of operation. Terms of office commence on January 1st of each year, and ends December 31st.

Section VII.3. Nominations and Elections. Nomination for election to the Board of Directors may be made upon motion or other procedure adopted therefor by the Board. Notice to the Members of the meeting shall include the names of all those members who are nominees at the time the notice is sent, if any. Nominations to be placed on the ballot may also be solicited from the membership by the Board or an authorized committee thereof. If the election is to take place at a meeting and not solely by written ballot, nominations may also be made from the floor at the meeting. All candidates or nominees shall be Members and have reasonable opportunity to communicate their qualifications to Members and to solicit votes. All candidates must be in good standing (i.e., dues paying eligible vote holding Members who are not otherwise in violation of the Bylaws or the Covenants).

Section VII.4. Vacancies of Directors and Officers. When a Director or Officer ceases to attend meetings or to function, the remaining Directors may declare the position vacant and elect a replacement, either temporarily or for the remainder of the incumbent's term of office, depending on the circumstances. Replacements shall be elected by a simple majority vote of the Board.

Section VII.5. Meetings of the Board.

Section VII.5.1. Quorum and Voting. A simple majority of the Directors appointed to the Board shall constitute a quorum. A simple majority vote of a quorum is required to pass a motion. In the event of a tie, the chairman may exercise his casting vote. Voting taken by telephone, as authorized in subsection VII.5.2. below shall be presented for ratification and formal recording at the next Board meeting.

Section VII.5.2. Frequency of Board Meetings. The Board shall hold regular meetings every other month, initially in accordance with provisional schedule set by the President, but variable to accommodate circumstances arising during each term. Should there be insufficient business to hold a meeting, or if an unexpected and urgent Board decision is required, the President, or his acting deputy, may conduct a meeting by telephone. The President, or his acting deputy, shall inform the Secretary of the subjects covered, and the results of votes taken, for inclusion in the minutes which shall be read at the next properly constituted Board meeting and be subject to ratification by the Board.

Section VII.5.3. Organizational Meeting. It is recommended that an Organizational meeting be held in early January, to be attended by the new Board and members of the previous Board. The meeting shall be chaired by the incoming President or his appointed deputy. At this meeting each officer shall hand over to his successor any documents and make his successor familiar with any procedures which were used and useful during the previous term, particularly those which may not be available in the general Board records.

Section VII.5.4. Special Board Meetings. Special meetings of the Board shall be held at the initiative of the President or at the request of two (2) or more Directors addressed to the President. Except in emergencies, not less than seven (7) days notice shall be given to the Board and the reason(s) for the meeting shall be included in the notice which may be by mail or telephone. The President or, if he is unable to be contacted, his deputy may depart from these directives if an emergency situation arises.

Section VII.5.5. Appointments to Standing and Special Committees. The Board shall appoint leaders to Standing Committees, based on their interest in the stated purpose of any specific Standing Committee. Leaders appointed must be PRHA members, but not necessarily Directors, and they shall act as chairpersons and may nominate additional members to their Committee whose appointment must in turn be ratified by the Board. The Board may set up Special Committees to undertake single, finite tasks, with appointments, procedures, and responsibilities similar to those for Standing Committees. Examples of Standing Committees which may be required are Architectural and Landscaping, while an example of a Special Committee could be the Nominating Committee for the annual Board election. The President shall be an ex-officio member of all Standing and Special Committees.

Section VII.5.6. Board Actions in Advance of PRHA Meetings. In advance of each PRHA meeting the Board shall consider, amend as needed and approve for submission with the meeting formal notice: (a) the date, time, and place of the meeting; (b) business to be considered, (c) text of motions to be included in the meeting notice; (d) Secretary's draft notice of the meeting and (e) the proxy for the meeting. In addition, in advance of each Annual Meeting, the Board shall consider and approve (f) the Treasurer's proposed budget and recommended dues.

Section VII.5.7. Board Records. Minutes of all Board meetings must be written and copies issued to the Board members and, after approval, filed for permanent record with the books of the Corporation.

Section VII.5.8. Vacancies Arising on the Board. Any permanent or temporary vacancy arising on the Board of Directors shall be filled by another PRHA member, in good standing, appointed by a majority vote of the remaining Directors. A maximum of three (3) so-appointed replacement Directors can serve on the Board at any one time. If this number needs to be exceeded, a Special Meeting of all members must be called to endorse or change the replacement Directors who shall hold office for the remainder of the term during which they were appointed. This also applies to Officers.

ARTICLE VIII **OFFICES, OFFICERS, AND THEIR DUTIES**

Section VIII.1. List of Officers and Terms of Office. The Officers of PRHA shall be President, Vice President, Secretary, and Treasurer. All officers shall be elected at the Annual Meeting or, in accordance with the rules for replacements in Article VII, Section VII.5.8. of these Bylaws. Each officer upon vacating an office for any reason shall transfer the records of the office to his or her successor. The Board is authorized to create a new temporary office, develop a list of duties to be performed by the new office and elect an officer to fill the office. The new office requires endorsing approval of the members at the next appropriate PRHA meeting. The powers and duties of a new officer shall be consistent with these Bylaws.

Section VIII.2. Principal Office. The principal office of PRHA shall be the residence of the current President. The mailing address of PRHA shall be at such address as established by the Board from time to time.

Section VIII.3. President. Duties of the President shall include the following:

Section VIII.3.1. Be the Chief Executive Officer of PRHA subject to control of the Board.

Section VIII.3.2. Have general supervision over the affairs and business of PRHA.

Section VIII.3.3. With the Treasurer, have authority to sign all financial documents.

Section VIII.3.4. With the Secretary, have authority to sign all other documents dealing with PRHA business affairs.

Section VIII.3.5. Be an ex officio member of all Standing and Special Committees.

Section VIII.3.6. Direct the Board in the appointment of a Nominating Committee for election of the next Board at the Annual Meeting in accordance with Article VII, Section VII.3. of these Bylaws.

Section VIII.3.7. Direct the appointment of registrars and tellers for each appropriate meeting.

Section VIII.3.8. Direct Board actions in planning meetings as set out in Subsection VII.5.6. of

these Bylaws.

Section VIII.3.9. Present reports to Annual and Special Meetings on the major notable activities and accomplishments of PRHA, its Committees, and Board.

Section VIII.3.10. When in the position of being the retiring President, call an Organizational Joint Board Meeting as set out in Subsection VII.5.3. of these Bylaws.

Section VIII.4. **Vice President.** The Vice President shall, in the absence of the President and at the request of the President and/or the Board members, perform all the duties of the President.

Section VIII.5. **Secretary.** Duties of the Secretary shall include the following:

Section VIII.5.1. Send written notice of Annual and Special Meetings to the membership at least two (2) weeks in advance of the meeting date as specified in Section VI.3. of these Bylaws

Section VIII.5.2. In advance of each Annual and Special Meeting, obtain volunteers to telephone or visit Lot owners who have not sent in a proxy, reminding them of the meeting and requesting that they fill in a proxy form unless they are certain they shall be attending the meeting.

Section VIII.5.3. Keep minutes of each Annual and Special Meeting of PRHA including the record of the number of eligible votes present in person or by proxy (divided into those designating an individual and those designating the Board); the precise wording of all motions voted upon; and the vote for or against the motions divided into votes cast in person or by proxy, with the proxy votes further divided into votes cast by individuals and by the Board.

Section VIII.5.4. At meetings, if appropriate, be in charge of: (a) registrars who shall register all members who have been designated in proxy forms on file with the registrars and (b) tellers who shall as needed hand out ballot and count votes.

Section VIII.5.5. Keep minutes of all Board meetings.

Section VIII.5.6. Be custodian of the Corporate records and seals.

Section VIII.5.7. With the President or the Vice President in the absence of the President, have authority to sign all business documents.

Section VIII.5.8. With the Treasurer, or President, have the authority to sign all financial documents.

Section VIII.5.9. With the approval of the President, or in his absence the Vice President. have authority to open the records of PRHA to inspection of any PRHA members upon written request and at least two (2) days notice.

Section VIII.6. **Treasurer.** The Treasurer shall be the financial officer and shall have custody of all funds and properties of PRHA. The duties of the Treasurer shall include:

Section VIII.6.1. Sign all financial documents. As required, however, in the absence of the Treasurer either the President or, in his absence, the Vice President, and the Secretary shall be authorized as valid signatories.

Section VIII.6.2. Keep full records of receipts and expenditures with supporting documentation.

Section VIII.6.3. Collect and disburse PRHA funds as directed by the Board.

Section VIII.6.4. Deposit all PRHA funds as directed by the Board.

Section VIII.6.5. At the direction of the Board, invest surplus funds in a conservative manner (such as CDs or other insured investments).

Section VIII.6.6. Reimburse officers and committee members for legitimate expenses, upon presentation of appropriate receipts.

Section VIII.6.7. Issue notices of annual dues and/or special assessments to all Lot owners not more than two (2) weeks after the meeting(s) at which they were approved. The notice shall include the date by which they must be paid to avoid being delinquent. Dual Lots shall be treated as outlined in the Covenants.

Section VIII.6.8. Take necessary action to encourage Lot owners who are delinquent for more than two (2) months.

Section VIII.6.9. With the consent of the Board, begin action placing liens on Lots of delinquent owners.

Section VIII.6.10. At the request of the Board, announce at the Annual Meeting the names of owners who are delinquent in payment of the annual dues, special assessments, applicable interest, charges, and/or attorney fees incurred in taking due process to obtain payment.

Section VIII.6.11. Maintain a periodically updated PRHA membership list, utilizing the Property Transfer column in the Greenville News, the Greenville County Real Estate Atlas, the files of the Greenville County Register of Mesne Conveyance, and files of the Greenville County Real Property Services Office.

Section VIII.6.12. In preparation for Annual and Special Meetings, assist in preparation of: (a) updated computer mailing labels for the Secretary to mail the meeting notices; (b) an updated computer list of PRHA Lot owners for the Secretary to record proxies received and for use by Registrars to register Lot owners attending the meeting; and (c) voting cards for issue to individual owners, if necessary.

Section VIII.6.13. In preparation for the Annual Meeting, present a proposed annual budget and dues assessment to the Board at its October meeting for its approval to be presented at the Annual Meeting.

Section VIII.6.14. At the end of the Organizational meeting of the Board, the retiring Treasurer shall provide the incoming Treasurer with all relevant records and documents needed for carrying out effectively the Treasurer's responsibilities with as smooth a handover of responsibilities as possible.

Section VIII.6.15. Report changes in Lot ownership to the chairperson(s) of the Welcoming and Newsletter Committee(s)

Section VIII.6.16. File Federal and State Income Tax reports annually by the April 15th due date.

ARTICLE IX **SPECIAL COMMITTEES**

Section IX.1. Appointment to Special Committee. Special Committees may be set up or dismantled by the Board at a PRHA Board Meeting. They shall be set up with a single finite purpose and dismantled when that task is completed. Their existence and performance shall be reported on at an annual meeting and an opportunity given to the members to review their status at that time. Special Committees may be promoted into Standing Committees by vote of the PRHA at an annual or special meeting when it is considered that their original purpose will be of benefit to the PRHA on a continuing basis. Committee assignments of members in good standing to the Committee shall be made by the Board. The President shall be an ex-officio member of all Special Committees. Examples of typical Committees may be the Architectural, Welcoming, Newsletter, Landscaping, and Auditing Committees.

ARTICLE X **STANDING COMMITTEES**

Section X.1. Appointment to Standing Committees. Standing Committees of the Board may be set up or dismantled by vote at an Annual or Special Meeting of PRHA. Their performance each year shall be reported at each annual meeting and an opportunity given to the members to review their status at that time. Committees may be merged or split by the Board as appropriate during the year subject to ratification at the next Annual Meeting. Committee assignments to the committees of Directors and/or members in good standing shall be made by the Board preferable at the Organizational Meeting. Initiation of a Standing Committee shall be proposed by the Board, or any member in good standing, at an Annual or Special Meeting and once established shall continue unless its demise is proposed and confirmed by vote at an Annual or Special Meeting. The President shall be an ex-officio member of all Standing Committees.

ARTICLE XI **EXPENDITURES**

Section XI.1. Fiscal Year. The fiscal year for the Corporation shall be the calendar year, starting on January 1st and finishing on December 31st. The accounts shall be operated, and financial presentations made, on this basis.

Section XI.2. Auditing of Accounts. The accounts shall be prepared for the fiscal year, and presented to the auditors by the end of the third week in the following January. The audited

accounts shall be presented to the Board no later than the end of the second week in February.

Section XI.3. Annual Budget. The Treasurer shall submit to the Board for its October meeting, a current financial statement and a forecast of expenditures to the end of the current fiscal year. The Treasurer shall also present a proposed budget and recommendation for the annual dues and for any foreseeable special assessments. Based on this data the Board shall approve a budget to be presented at the annual meeting for approval of each item. Operating income sources and expenditures during each fiscal year shall be administered by the Treasurer elected for that year.

ARTICLE XII **AMENDMENTS**

Section XII.1. Initiating and Processing Amendments. These Bylaws may be amended in the following manner:

Section XII.1.1. Notice. Notice of the subject matter of a proposed amendment to the Bylaws shall be included in the notice of a meeting at which a proposed amendment is to be considered.

Section XII.1.2. Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by members holding not less than one-third (1/3) of the votes of the Association. The proposed amendment(s) must be approved by not less than two-thirds of the eligible votes cast by members in good standing (i.e., members who have paid all outstanding dues and assessments and are not otherwise in violation of the Covenants and/or Bylaws), present in person or by proxy at a duly called meeting of the members where such Bylaw amendment(s) is/are to be voted on. It shall be required to establish quorum to transact the business contemplated hereunder. In lieu of approving amendments of the Bylaws at an annual or special meeting of members, the Board is authorized to cause written ballots to be cast by members in good standing in accordance with the South Carolina Nonprofit Corporation Act, S.C. Code Ann. §33-31-101 *et. seq.*

Section XII.1.3. Scrivener's Errors. Notwithstanding the foregoing, the following amendments may be made by the Board without the necessity of a vote of the Members: amendments to correct any scrivener's errors or to make other nonmaterial changes; to comply with applicable federal, state or local laws; or to bring the Property into compliance with the applicable rules, regulations and requirements of the Federal National Mortgage Association ("Fannie Mae"), Federal Home Loan Mortgage Corporation ("Freddie Mac"), U.S. Department of Housing and Urban Development ("HUD"), U.S. Department of Veterans Affairs ("VA"), and any other amendments authorized or permitted by the Declaration.

Section XII.1.4. Recording. Amendments to Bylaws shall be effective when a copy of the amendment(s) is/are recorded in the Office of the Register of Deeds for Greenville County, South Carolina.

ARTICLE XIII **DISSOLUTION OF PRHA**

Section XIII.1. Dissolution of the Corporation. Dissolution of the Corporation shall be in accordance with the Covenants.

Section XIII.2. Distribution of the Corporation's Assets. Upon dissolution of the Corporation other than incident to merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Corporation was created. In the event such dedication is refused, such assets to be granted, conveyed, and assigned to any non-profit, trust, charitable, or other organization to be devoted to such similar purpose.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed this the 14th day of January, 2026. This instrument supersedes and replaces any and all prior adopted and/or recorded Bylaws for Pebble Ridge Homeowners Association of Pebble Creek, Inc.

WITNESSES: **Pebble Ridge Homeowners Association of Pebble Creek, Inc.**

_____ (SEAL)

By: _____ (Print)

_____ Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, _____, Notary Public for the State of South Carolina, do hereby certify that the above-signed authorized signatory for Pebble Ridge Homeowners Association of Pebble Creek, Inc. and above-signed witnesses personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn and subscribed to before me this 14th day of January, 2026.

_____ (SEAL)

Print Name: _____

Notary Public for _____

My Commission Expires: _____