

By-Laws of Leisure Lake Property Owners Association INC.

Article I

Name and Location

The name of the corporation is Leisure Lake Property Owners Association, hereafter called the LLPOA. The principal office of the association will be P.O. Box 10311 Warner Robins Ga. 31095, but meetings of members and Representatives will be held at such places within the State of Georgia, County of Houston, as may be designated by the Board of Representatives.

Article II

Definitions

Section 1. "LLPOA" shall mean and refer to Leisure Lake Property Owners Association, its successors and assigns.

Section 2. "Property" Shall mean and refer to all properties or easement adjacent and contiguous to the lakes and such additions thereto as may hereafter be brought within the jurisdiction of the LLPOA

Section 3. "Common Area" shall mean all real property owned by LLPOA and include the upper and lower dam, boat ramp and shore line where applicable.

Section 4. "Lot" Shall mean and refer to any plot of land shown upon any recorded subdivision that has a direct connection to the lakes or has lake rights granted in the Covenants and/or by-laws.

Section 5. "Owner" shall mean and refer to the LLPOA, whether one or more persons or entities, of the fee simple title to any lot which is a part of the properties.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the Properties recorded in the office of the Clerk of Houston County Superior Court. The LLPOA has inherited these Covenants with the transfer of property.

Section 7. "Member" shall mean and refer to those persons entitled to membership and that have selected membership in the LLPOA.

Section 8. "Subdivision" shall mean each of the 8 separate housing areas or businesses (Beaver Glen Subdivision, Island Club Subdivision, Castaway Apartments, Sandpiper Apartments, Bay Side subdivision, South Oak Lake front property owners, the independent home owners of the Patio Homes, and The Pond restaurant or its successors) on the lake.

Section 9. Representative- Each entity will have representatives elected by their individual organizations. The individual organizations will provide in writing to the LLPOA who their voting member will be. It will be required that this representative be present at the duly held meetings for the vote to be counted. In the event of a prolonged absence by an elected representative a proxy can be appointed by the individual organization, by providing in writing who that person will be and an expected date of return of the elected representative. Conference calls or video calls can be allowed for members that are out of town.

Section 10. "Membership dues" shall mean a set amount charged by LLPOA to their members in exchange for the privilege of being part of the Leisure Lake Property Owners Association. These privileges include but are not limited to access to the private lake, boating, fishing, swimming, and having a dock on your Leisure Lake property.

Article III

Board of Representatives Selection/Term of Office

Section 1. Number. The affairs of the LLPOA shall be managed by a Board of twelve (12) Representatives, who must be members of the LLPOA. Two members will be selected from Beaver Glen Subdivision, two from Island Club Subdivision, two from Castaways Apartments (or its successors), two from Sandpiper Apartments (or its successors), one from the patio homes, one from The Pond (or its successors), one from Bayside subdivision, and one from South Oaks Subdivision. For a vote to be cast the representatives must be present. The representatives name will be provided in writing to the LLPOA, and needs to be a lake front property owner or a designated representative of a lake front property owner.

Section 2. Term of Office. The persons from each subdivision or entity who are qualified and have selected membership in the LLPOA will select their representatives. A Qualified representative is defined by a lake front property owner or a person selected by the lake front property owner. Beaver Glen will have two, Island Club will have two, Patio homes will have one. The Pond will have one, Castaways apartments will have two, Sandpiper apartments will have two, Bayside subdivision will have one, South Oak Lake front property owners will have one. The method of election or selection and duration of participation on the Board will be determined by each subdivision or entity they represent. Any of the eight (8) areas may chose not to have a member on the Board and in this case the board membership will be reduced by that number.

Section 3. Removal. Any Representative shall be removed from the Board by the respective subdivision by means that they choose. In the event of death, resignation or removal of a representative, the successor shall be selected by the members from the involved subdivision.

Section 4. Compensation. No representative shall receive compensation for any service he or she may render to the LLPOA. However, any representative may be reimbursed for his or her actual expenses incurred in performance of assigned duties.

Section 5. Actions without meeting. The Representatives shall have the right to take any action in the absence of a meeting that they could take at a meeting by obtaining the approval of a majority of the representatives. Any action so approved shall have the same effect as though taken at a meeting of the representatives.

Section 6. Meetings may be held within a subdivision that involves the enforcement or formulation of rules but no policy changes can be made without the consent of the entire board at large. This does not mean to imply that all rules must be the same for each subdivision that is a member of the LLPOA.

Article IV

Meetings of Representatives

Section 1. Regular meetings. Regular meetings of the Board of Representatives shall be held every four to six weeks at such place, date and time determined by the Board of Representatives.

Section 2. Special meetings. Special meetings of the Board of Representatives shall be held when called by the President of the LLPOA, or by any three representatives.

Section 3. Quorum. A simple majority of the number of representatives shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the representatives present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board. The voting representatives present during a duly held meeting make up the quorum for the LLPOA. The Quorum for the LLPOA will constitute 5 representatives to hold a meeting.

Article V

Powers and Duties of the Board of Representatives

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

- A. Adopt and publish rules and regulations governing the use of the lake and common areas and establish the personal conduct required of the members and their guests hereon, and to establish penalties for any infraction.
- B. Suspend the voting rights and right to use the lake and common areas of any person or business that has not paid their assessment for dam repairs or annual dues to the LLPOA. These persons will not be allowed to retain their dock, if present, or use of the lake until all arrears are satisfied. Provisions are available with agreement from

the board, for individuals to join the LLPOA at later date without penalty. New homes constructed are exempt from old assessment charges. The enforcement of this section is to be accomplished by the involved subdivision.

- C. Exercise for the LLPOA, all powers, duties and authority vested in or delegated to this LLPOA and not reserved to the membership by other provisions of these By-laws, the Articles of Incorporation, or the Declaration.
- D. To perform any and all lawful acts to promote the general welfare of the LLPOA.

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

- A. Keep a complete record of all its acts and corporate affairs which will be made available upon request.
- B. Supervise all officers and agents of the LLPOA and to see that their duties are properly performed.
- C. As more fully provided in the Declaration, to:
 - 1. Require a fiscal contribution from each area. The membership dues will be reviewed and determined by the Board of Representatives annually. Special Assessments may be required for unexpected cost such as, dam repairs.
 - 2. Control the use of the lakes by outsiders and prevent the use of it for any and all purposes except by the members in good standing with the LLPOA.

Article VI

Officers and Their Duties

Section 1. Enumeration of Offices. The officers of this LLPOA shall be the President, Vice President, Secretary, and Treasurer who shall at all times be members of the Board of Representatives and such other officers as the Board may create by resolution from time to time.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Representatives each year.

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

Section 4. Multiple offices. There may be times when an office would be left vacant due to lack of participation. During such times one Board member shall hold two offices or that office would be left vacant until such time as a willing participant would be found. No person shall concurrently hold Board of Representative membership with his or her spouse.

Section 5. Duties of the officers are as follows:

President- The president shall preside at all meetings of the Board of Representatives; shall see that order and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments.

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.

Secretary- The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board. The Secretary will also keep current records showing the members of the LLPOA and their addresses. This information will be provided to the Board as needed.

Treasurer- The Treasurer shall receive and deposit in appropriate bank accounts all money of the LLPOA and shall disburse such funds as directed by resolution of the Board of Representatives; shall sign all checks and promissory notes of the LLPOA; keep proper books of the accounts; provide a monthly financial accounting of all expenses for the Board meeting; present an annual budget and statement of income and expenditures.

Article VII

Meeting of Members

Section 1. General Meetings. General meetings of all members from subdivisions and entities (business and independent owners) will be held quarterly (at date and times scheduled by the Board). These meetings will be open to all members who are good in good standing with the LLPOA.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the Board of Representatives, or upon written request. All members are encouraged to go through their respective representatives to resolve any issues. If unable to resolve they are asked to email concerns to www.leisurelakepropertyownersassociation.com

Section 3. Notice of member General Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting. This could be by flier attached to each mail box, by US mail, by email or by posting a notice on the LLPOA website. www.leisurelakewarnerrobins.com or any other written communication.

Article VIII

Amendments

Section 1. In the case of any conflict between the Articles of Incorporation and these By-laws the Articles of incorporation shall control; and in the case of any conflict between the Declaration and these By-laws, The Declaration shall control.

Article IX

Miscellaneous

Section 1. The fiscal year of the LLPOA shall begin on the first day of October and end on the last day of September of every year.

Section 2. Invoices for annual dues will be sent out by the last day of June of each year. The date of payment will be expected by the last day of September of each year.

Section 3. The By-laws will be reviewed and updated every 5 years and as needed, voted on and approved by the Board of Representatives.

Voted and approved for implementation on 05/05/2025

 5/5/2025

Stephanie Tibbetts Secretary/Treasurer and representative of BGHOA