**Article II**

**MEMBERSHIP, VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES**

2.1 Membership. **CURRENT** Except as is otherwise provided in the Declaration of Covenants, Conditions and Restrictions and in these Bylaws, ownership of a lot in a Twin Oaks Addition is required in order to qualify for membership in this Association. Any person on becoming an owner of a lot shall mandatorily and automatically become a member of this Association and be subject to the Bylaws. Such membership shall terminate without any formal Association action whenever such person ceases to own a lot but such person termination shall not relieve or release any such former owner from any liability or obligations incurred under or in any way connected with this Association, during the period of such ownership and membership or impair any right or remedies which owners have, either through the Board of Directors of the Association or directly, against such former owner and members arising out of or in any way connected with the ownership and membership and the covenants and obligations incident thereto.

2.1 **Proposed NO CHANGE**

2.2 Voting. **CURRENT** Voting shall be on a per lot basis, with each lot owner(s) entitled to one vote per lot.

2.2 Voting. **Proposed Voting shall be on a per lot basis, with each lot owner(s) entitle to one vote per lot. A member shall be deemed to be in good standing and eligible to vote on any annual or special meeting of members, within the meaning of the bylaws, if, and only if, the owner has fully paid all assessments made or levied against the lot and/or the owner, including yearly dues, and is not in violation of any rules or regulations of the Association then in force.** (This is a restatement of the current requirements under Section XI, Obligations of the Owners 11.1 and is moved to a more appropriate placement under voting.)

2.3 Majority of Unit Owners. **CURRENT** Means the owners of more than 50 percent of the lots.

2.3 Majority of Unit Owners. **REMOVE AND RENUMBER QUORUM TO 2.3**

2.4 Quorum. **CURRENT** Except as otherwise provided in these Bylaws, the presence in person or by proxy of fifty (50%) of the owners shall constitute a quorum. In the event a quorum is not present, then the meeting called shall be adjourned, and notice of a new meeting for the same purpose’s within two to four weeks shall be sent by mail, at which meeting the number of owners represented in person or by proxy shall by sufficient to constitute a quorum. An affirmative vote of a majority of the members either in person or by proxy shall be required to transact the business of the meeting.

Article VIII

8.1 **CURRENT** Amendment to the Bylaws. These bylaws may be amended in writing by the Association at a duly constituted meeting called for such purpose or in any regular meeting so long as the notice of such meeting sets for the complete text of the proposed amendment. No amendment shall be effective unless approved by a seventy-five (75%) vote of the members and unless set forth in an amended Declaration.

2.3 Quorum/Majority. **Proposed. For the purpose of changing or amending the bylaws and covenants of the Association the majority shall be the Number of total eligible home/lots on the day of the proposed amendment divided by 2 plus one home/lot. (Example 400 eligible homes / 2= 200 + 1= 201 required for a majority vote.**

**For the purpose of regular meetings and committee actions, a majority shall be greater than fifty percent of those present either in person or via proxy given proper notice was given in accordance to the bylaws. In the event of a tie the board will have the final vote.**

*(This proposed change will eliminate Bylaw Article VIII and Article VIII.1 Further these changes will amend; Covenant Article V Miscellaneous Section3; and Covenant Article IV, Section 5)*

2.5 Proxies. **CURRENT** Votes may be cast in person or by written proxy. Proxies must be filed with the Secretary or assistant Secretary of the Association before the appointed time of each meeting.

2.4 Proxies. **Proposed. Votes may be cast in person or by written proxy. Proxies must be filed with the Association prior to the meeting. Proxies must contain the homeowner name and lot address to be represented and must list the matter of discussion and the lot owner’s approval or disapproval.**

**(This language allows the homeowner to give the proxy to any member of the board or HOA management company and outlines the items needed to be able to accurately count the vote.)**