

*Original
with signatures*

McDowell Meadows Homeowners Association By-Laws

Original - August 6, 1998

Article I: Name

The name of the organization shall be McDowell Meadows Homeowners Association, hereinafter called the Association.

Article II: Purpose

The Association was created to maintain and improve the quality of life for all residents of the McDowell Meadows Neighborhood. The Association shall provide a unified voice representing the interests of McDowell Meadows in our community and before the City of Charlotte. Our hope is to bring together people of diverse backgrounds and interests in a spirit of fellowship and to nurture this diversity, for it is the root of our neighborhood's personality.

Article III: Boundaries

The Association establishes boundaries for the neighborhood as follows: McDowell Meadows adjoins South Tryon Street midway between Tyvola Road and West Arrowood Road and shall be comprised of all properties adjacent to Gretna Green Drive, Yorkdale Drive and all cul-de-sacs which branch from these two streets. South Tryon Street forms the western boundary for McDowell Meadows which extends eastward to the end of Yorkdale Drive. The northern boundaries of properties adjacent to Gretna Green Drive, Cullogen More Court, and Brattleboro Court shall form the northern boundary of McDowell Meadows. The southern boundary of McDowell Meadows shall be formed by the southern boundaries of properties adjacent to Yorkdale Drive and Flodden Field Court.

Article IV: Membership

Section 1. Membership in the Association shall be open to any real property owner, tenant, or resident of the McDowell Meadows Neighborhood.

Section 2. Members shall be asked to pay annual dues in the amount as recommended by the Board of Directors and approved by the majority of active members present at any general meeting of the Association.

Article V: Elections and Voting

Section 1. Election of officers shall be held each year at the December meeting of the Association. All adult members of the Association shall be eligible to hold office. A Nominating Committee shall be selected at the September meeting. A minimum of three members shall serve on the Committee. The Nominating Committee will present a slate of candidates at the November meeting; additional nominations will be taken from the floor, and the nominations closed. A sample ballot will be published in the minutes from the November meeting to inform all members of the election at the following meeting. New officers will take office in January, the first month of the fiscal year. The fiscal year shall run from January to December.

Section 2. To be eligible to vote, a person must be a member of the Association and at least twenty-one years of age. Each household constitutes one vote within the Association.

Section 3. 10% of the Association's membership households shall constitute a quorum. A majority of member households present shall be necessary to carry a vote.

Article VI: Officers and Board of Directors

Section 1. The officers and their duties shall be as follows:

President: Shall serve as Executive Officer and preside over all meetings of the Association and the Board of Directors; work closely with the vice-president; consult with officers and committee chairpersons regarding projects or tasks that they are responsible for; have authority, with support of the Board of Directors, to create special committees, except the Nominating Committee; be an ex-officio member of every committee, except the Nominating committee; represent the Association at external meetings, conferences, and other activities, or appoint representatives to attend.

Vice President: Shall preside over meetings of the Association and the Board of Directors in the absence of the President; perform other duties of the President in his/her absence; work closely with the President in developing the agenda and developing programs for meetings of the Association; assume the office of President for the remaining term, should that office become vacant.

Secretary: Shall maintain a written account of the proceedings of regular and called meetings of the Association and the Board of Directors; distribute copies of the minutes for each meeting; maintain copies of all written reports submitted by officers and committees; safely keep all documents of the Association and have a reference copy of the by-laws available at all meetings; produce and send out correspondence and notices for the Association as may be required; maintain a current list of names and addresses of all members.

Treasurer: Shall collect or receive all money belonging to the Association and deposit all funds in the name of the Association in a bank or other financial institution as designated by the Board of Directors and the Association; receive dues and provide the Secretary with the names of new members; pay all bills for the Association as authorized by the Board of Directors, and disperse other funds with approval of the general membership; maintain fiscal records of all funds received and dispersed; give a monthly treasurer's report at meetings of the Association, and a detailed financial report when requested by the Board of Directors.

Section 2. Term of office shall be one year. Officers shall not hold office for more than three consecutive years. Elections shall be held at the last meeting of the fiscal year and officers shall take office on the first day of the next fiscal year. The fiscal year shall run from January to December.

Section 3. Any officer may be removed from office for cause by three-fourths vote of the member households of the Association, provided a written statement of the charges has been furnished to the officer at least thirty days prior to the meeting at which the vote was taken, and the officer has been given the opportunity to be heard in his or her own defense prior to the vote. Action for removal from office, except as otherwise provided for in this section, shall be initiated by written petition signed by at least 50% of the members of the Board of Directors and at least 50% of the member households of the Association.

Section 4. Vacancies which occur may be filled by appointment of the Board of Directors, except for the office of President, which shall be filled by the Vice-President for the remaining term.

Section 5. The Board of Directors shall consist of all officers and 3 members of the Association for a total of 7 members. The Board shall be charged with the responsibility of transacting the routine business of the Association. These responsibilities shall include: authorizing payment of regular, or routine bills for the Association; filling vacancies on the Board for the term remaining, except for the office of President; and creating and defining the duties of all committees.

Section 6. Five members shall constitute a quorum at any meeting of the Board of Directors. A majority of those members present shall be required to carry a vote.

Article VII: Committees

Section 1. Standing Committees and Special Committees shall be created and dissolved by the Board of Directors. Committee Chairperson(s) shall be appointed by the committee(s) and approved by the Board of Directors. Members who wish to volunteer for appointment should notify the President.

Section 2. A committee shall not engage in any activity in the name of the Association that is contrary to the goals and

stated purpose of the Association. All activities shall be conducted only with approval of the Board of Directors.

Article VIII: Meetings

Section 1. General meetings of the Association shall be held monthly. The date, time, and location shall be recommended by the Board of Directors and approved by a majority of member households at any general meeting.

Section 2. Special meetings of the Association may be called by the Board of Directors or by written request to the Board of Directors of 20% of the member households. Notice of the date, time, and location, and purpose of a special meeting shall be provided to all member households at least 5 days before said meeting.

Section 3. A quorum at any regular or special meeting shall consist of 10% of the membership households. A majority vote of member households present shall be required to carry a vote on any issue.

Section 4. The orderly transaction of business affairs during meetings shall be covered by Roberts Rules of Order, Revised Edition.

Article IX: Amendments to By-Laws

These By-laws may be amended in the following manner over three (3) consecutive meetings:

1. Any proposed amendment must be accepted for consideration by a majority of members present at any general meeting of the Association. If accepted, notice of the proposed amendment must be provided to all members at least fourteen (14) days before the next meeting.

2. The proposed amendment shall be read and explained at the next meeting.

3. At the third meeting of the Association, the proposed amendment shall be voted upon. The amendment must be approved by a two-thirds majority of member households present in order to be adopted. Unless otherwise specified, an approved amendment shall become effective immediately upon its passage.

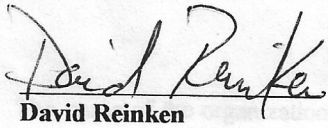
Association Approval Verification

Date

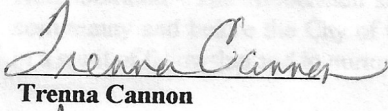
President

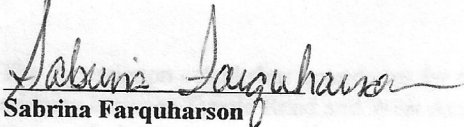
Witness

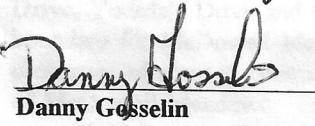
This draft of the By-laws for this Association was prepared by the members of the Charter Committee whose signatures appear below. These proposed by-laws are respectfully submitted for consideration and adoption by the Association.


 Charter Committee Chair
David Reinken

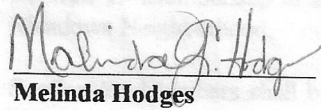
 David Blankenship

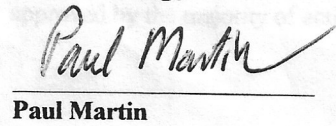
 Treenna Cannon

 Sabrina Farquharson

 Danny Gosselin

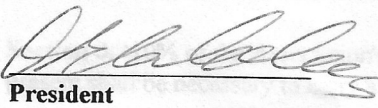
 Kay Gosselin

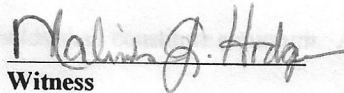
 Melinda Hodges

 Paul Martin

Association Approval Verification:

12-3-98
Date

 President

 Witness