

BYLAWS OF THE ALDEN PINES HOME OWNERS ASSOCIATION

March 12, 2007

ARTICLE I - NAME

This corporation shall be known as, ALDEN PINES HOME OWNERS ASSOCIATION INC., and shall be established as a non-profit corporation.

ARTICLE II - PURPOSE

The purpose of this organization shall be to enhance property values, aesthetics and ambiance of the Alden Pines community by encouraging compliance, by all residents, with the recorded Deed of Restrictions, organizing and supporting activities that enhance the appearance of the community, and organizing and supporting social interaction and fellowship.

ARTICLE III - MEMBERSHIP

Membership is limited to property owners in the Alden Pines subdivision and is voluntary in nature. Property ownership is defined as lot owners of both improved and unimproved lots and is contingent upon payment of dues as set forth in these bylaws. A membership consists of a single owner of one or more properties or multiple owners of one or more properties. In any case, one vote only is allowed. The membership shall determine the dues at the annual meeting of the association and dues will be billed annually

ARTICLE IV - BOARD OF DIRECTORS

The Board of Directors shall consist of five (5) association members elected by the membership at the annual meeting. The term of Board members shall be 1, 2, 3, 4, 5 years initially with one new director being elected annually thereafter for a term of five years. The Board of Directors shall elect a chairperson from the Board. The chairperson shall conduct all Board and Membership meetings. Three directors shall constitute a quorum

Vacancies: If a directorship becomes vacant for any reason the remaining Directors shall choose a successor(s), who shall hold office until the next Annual Meeting and until a successor(s) have been duly elected. Elected successors shall serve for the term of the vacant directorship.

The duties of the Board of Directors shall be to fulfill the purposes of the Association as described in Article 2 of these bylaws and may call for special membership meetings to discuss matters of concern and importance to the Association. The Board of Directors will use their best efforts to encourage compliance with the existing Deeds of Restriction for all properties within the Alden Pines Subdivision. The Board shall conduct the day to day business of the Association.

The Board of Directors, by majority vote, may convene a special membership meeting to discuss and address matters deemed important to the membership.

ARTICLE V - OFFICERS

The officers of the association shall consist of the Board of Directors, a secretary and a treasurer, all to be elected at the annual meeting. Duties of the secretary and treasurer shall be those common to the office as prescribed in Roberts Rules of Order and as listed below. The term of the secretary and treasurer shall be one year. Officers shall assume their duties upon election and shall serve for a

period of one (1) year or until their successors are elected. Should a vacancy occur the Board of Directors shall appoint a replacement to serve until the election at the next annual meeting.

The secretary shall record and submit for approval minutes of all Board of Directors and Membership meetings which will become part of the record of the Association and shall develop ballots to accommodate the voting.

The Treasurer shall keep the financial records of the association, prepare an operating budget for approval by the members, and shall provide a list of paid members to establish voting eligibility.

ARTICLE VI - STANDING COMMITTEES

The Board of Directors shall establish committees to manage certain functions and actions for the Association. The Board of Directors shall appoint each committee chair and approve each committee member. The committee chair shall determine the number of members (of two or more) needed to fulfill its purpose. The committees shall meet as necessary to carry out their purpose and shall submit written reports, biannually, to the Board of Directors.

1. THE ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee shall review all new construction plans and coordinate with owners and builders to assure compliance with the Deed of Restrictions. They shall also advise the property owner and the Board of Directors of any violations of the Deeds of Restrictions.

2. THE SOCIAL COMMITTEE

The Social Committee shall organize and coordinate events, functions, parties, etc. designed to enhance and maintain the neighborliness and fellowship of the community and its residents. This committee

3. THE WELCOMING COMMITTEE

The Welcoming Committee shall also welcome new residents and recruit new members from existing residents and new arrivals.

4. THE COMMUNICATION COMMITTEE

The Communication Committee shall develop and maintain resident contact lists with pertinent information and data. Also they will develop and distribute a community newsletter. The Committee shall acquire, develop and distribute emergency planning and communication information for the residents.

5. THE LANDSCAPE COMMITTEE

The Landscape Committee shall maintain the common elements of Alden Pines such as “turnarounds” and “park areas” to enhance the beauty of the community with plantings, signage, etc.. The Committee shall work with the Owners of the Alden Pines Golf Course as applicable.

6. THE NOMINATING COMMITTEE

The Nominating Committee shall consist of three (3) members appointed by the Chairperson of the Board of Directors and shall submit a proposed slate of officers to the secretary by Feb. 1. As provided in Article 7 below, the election of Directors and officers shall be held at the annual meeting in March.

ARTICLE VII - ANNUAL MEETING

The annual meeting shall be held the second Tuesday of March or on such other date as shall be designated by the Board of Directors and at a location to be determined by the Board of Directors. A quorum of 20 percent of the total membership is required for any votes. The purpose of the annual meeting shall include, but not be limited to;

1. The election of Directors and officers by ballot.
2. Approve a budget for the current year as submitted by the Treasurer.
3. Receive comments and suggestions from the membership.
4. Vote on amendments to the bylaws as described in article IX.
5. Old Business.
6. New Business.

ARTICLE VIII – HISTORIAN

The Board of Directors shall appoint a member to act as Historian for the Association. The historian shall acquire and maintain the important records and documents pertaining to the Association. The history will be available to all members for reference and information.

ARTICLE IX - AMENDMENTS

From time to time amendments to these bylaws may be proposed. Any member may propose an amendment to the Board of Directors who shall then vote upon the proposed amendment. An affirmative vote by three Directors shall cause the proposed amendment to be presented to the membership for their vote at the ensuing annual meeting. Bylaw changes must be approved by two-thirds of the voting membership, represented at the annual meeting either in person or by proxy, to become effective.

ARTICLE X - PARLIAMENTARY AUTHORITY

All meetings of the association shall be in accordance with Robert's Rules of Order.