

BYLAWS
OF
GREENBRIAR CREEK HOMEOWNERS ASSOCIATION

ARTICLE 1- NAME

SECTION 1. The name of this organization shall be the *Greenbriar Creek Home Owners Association*.

ARTICLE 2- OBJECTIVES/PURPOSE

SECTION 1. The purpose of the Association is to provide an organized framework to promote, preserve, and enhance the quality of life and values in the neighborhood by:

- elevating and promoting the image of the neighborhood,
- creating a safe living environment 24 hours a day,
- having an effective unified voice to address issues that impact the neighborhood,
- conducting social activities that create a greater sense of neighborhood pride,
- enhancing property values,
- familiarizing residents, landowners and interested parties about the Association and its purposes, and
- providing a forum for the airing of grievances.

ARTICLE 3- LEGAL STATUS/POLICIES

SECTION 1. The Association shall be a non-partisan, non-profit organization and shall not support candidates for public office. The Association may take positions on neighborhood issues by majority vote. All approved actions to support a position will be carried out by the Board of Directors.

ARTICLE 4- MEMBERSHIP AND DUES

SECTION 1. MEMBERSHIP CATEGORIES

a. Refer to Greenbriar Creek Covenant Article II Section 2.

SECTION 2. MEMBERSHIP DUES

a. Refer to Greenbriar Creek Covenant Article IV Section 3.

ARTICLE 5- SOURCES OF REVENUE

SECTION 1. The fiscal year is the calendar year, unless otherwise identified by the Board of Directors.

Dues will be set by the Board and collected annually.

SECTION 2. The Association may engage in fundraising activities related to its purposes. The Board of Directors may accept, on behalf of the Association, any contribution, gift, bequest, or device for the general purposes or for any special purpose of the Association. The Board of Directors may also decline any contribution, gift, bequest or device.

ARTICLE 6- MEETINGS

SECTION 1. There shall be an annual membership meeting to set general goals for the upcoming year. Each annual meeting of the members shall be held on such date and time as determined by the Board of Directors. Special meetings may be called by the President or by the Board of Directors or upon written request of the members holding not less than 20% of the total votes appurtenant to the Lots (A written request stating the purpose or

purposes of the meeting must be delivered to the Board or the President.

SECTION 2. The members present at an annual meeting shall constitute a quorum if the presence of members or of proxies entitled to cast votes totals 60% of all votes of each class of membership. If a quorum is not met a subsequent meeting may be held wherein 30% (one half of the subsequent meeting) of all votes of each class of membership shall constitute a quorum. No such subsequent meeting shall be held more than sixty (60) days following the proceeding meeting.

SECTION 3. The Board of Directors shall meet as required, usually on a quarterly basis. These meetings shall be open to interested members of the association.

ARTICLE 7- BOARD OF DIRECTORS

SECTION 1. The Association shall have a Board of Directors consisting of the President, the Vice President, the Secretary, the Treasurer, and the Head of the Architectural Committee. The Board of Directors shall be the policy making body of the Association and empowered to make decisions on behalf of the Association. The Board of Directors may choose to place questions before the membership for guidance or resolution of issues. If the Board seeks a vote of the membership to resolve an issue, the Board must be bounded by the conclusion of that vote. Directors shall serve without pay.

SECTION 2. The election for Officers shall be held at each annual meeting. Members will elect directors in respect to a specific office vacancy for a two-year term. No less than two officers and no more than three officers will be elected at each annual meeting. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the board of directors and shall serve for the un-expired term of his predecessor. Any director may be removed from the board of directors with or without cause by a majority vote of the Board of Directors.

SECTION 3. The duties of the officers are as follows:

- A. President – The president shall be the principal executive officer of the association and subject to control of the board shall supervise and control the management of the association. The president shall reside at all meetings of the board and of the association members and shall see that orders and resolutions of the board are carried out.
- B. Vice President – The vice president shall act in place of the president in the event of his absence or inability or refusal to act and shall exercise and discharge such other duties as may be required of him by the board.
- C. Secretary – The secretary shall record the votes and keep the minutes of all meetings and proceedings of the board and the members; keep appropriate current records showing the members of the association together with their addresses and shall perform such other duties as required by the board.
- D. Treasurer – The treasurer shall receive and deposit in appropriate bank accounts, all monies of the association and disperse such funds as directed by the board; shall keep proper books of account, shall cause an annual audit of the association books to be made by a public accountant at the completion of each fiscal year and shall perform such other duties as required by the board.

SECTION 5. President, Vice President, Secretary, Treasurer and one architectural committee representative shall be elected by the voting membership at the annual meeting to serve for two years. There is a two term limit on the number of consecutive terms an individual may serve on the Board of Directors.

ARTICLE 8- COMMITTEES

SECTION 1. The Association shall have the following standing committees:

- a. Architectural Committee – See architectural committee guidelines in the Greenbriar

Creek Covenant Article V.

b. Standing Committee - Standing Committees and such others as may be required to carry out the purposes of the organization shall be appointed by the President, who shall designate the Chairperson for each such Committee. The President shall be an ex-officio member of such Committees. The Chairpersons shall report the activities of such Committees to the Board at its meetings.

ARTICLE 9- AMENDMENTS

SECTION 1. These articles may be amended by a two thirds vote of the members present at any general meeting where a quorum is met, provided that a notice has been given to the membership no less than 15 days no more than 30 days in advance.

ARTICLE 10- AUDITS

SECTION 1. At least one month prior to the annual election, the President shall appoint, with the approval of the Board of Directors, a committee of three (3) members to comprise an Audit Committee. These three members cannot be members of the Board of Directors. The Committee's duties shall be to audit the Treasurer's books and/or records. The report of the audit results shall be made at the regular membership meeting prior to the actual elections. A copy of the report shall be given to each member of the Board of Directors and a copy for the permanent file kept by the Secretary.

ARTICLE 11- ADOPTION OF BYLAWS

Approved by the membership on January 17, 2008 as witnessed by,

President _____

Vice President _____

Secretary _____

Treasurer _____

Architectural Officer _____