

**BYLAWS  
FUREY PLANTATION  
PROPERTY OWNERS ASSOCIATION**

**3 November 2013**

SECTION I

Authority: The administration of the affairs of the Furey Plantation Property Owners Association, hereinafter referred to as FPPOA, shall be vested in the Board of Directors. The Board of Directors of FPPOA shall consist of the elected officers of FPPOA. All officers must be members of the FPPOA in good standing. Each director has one vote to use in matters requiring voting. This document was approved by the membership at the 3 November 2013 Annual Meeting.

SECTION II

Officers

The officers of the FPPOA shall consist of: President, Vice President, 2nd Vice President, Secretary, and Treasurer.

Terms of Officers

The term of office shall begin the first day of January and shall end on the 31st day of December. Officers may succeed themselves. All officers shall be eligible for re-election, if in good standing in the association.

Eligibility

Any member of the FPPOA, in good standing, is eligible to hold office. However no two members of the same household are to hold Board of Director positions.

Election

Officers will be elected during the annual general membership meeting held in the month of November. Nominations for officers will be taken from the floor.

Vacancies

Vacancies among the officers will be filled by the President for the duration of the unexpired term.

President - The President shall preside over all meetings of FPPOA. The President shall appoint all members of standing committees as provided in these by-laws and special committees as deemed necessary. The President shall supervise the work and activities of the FPPOA and perform such other duties as usually pertain to the office. The President shall designate a parliamentarian to maintain order during meetings as necessary.

Vice-President and 2nd Vice President - The Vice President and 2nd Vice President shall serve as the assistant to the President in the administration of the affairs of FPPOA and shall perform specific duties as may be assigned them by the President. In the absence of the President, either the Vice-President or

the 2nd Vice-President shall act in his behalf. If for any reason the President shall fail to make such a designation, the Vice-President shall act in his behalf. Both Vice-President and 2nd Vice-President may serve on committees.

Secretary - The Secretary shall keep minutes of meetings and perform other such duties as may be directed by the President. The Secretary shall attend to all correspondence, which includes but is not limited to correspondence to FPPOA members as otherwise required by these by-laws.

Treasurer - The Treasurer shall promptly bill each member for dues or assessments, pay all bills upon order of the Board of Directors, make monthly financial reports to the Board of Directors, deposit all funds in a bank approved by the Board of Directors, keep books and records of all transactions, payments and deposits, which books shall be open to the officers and members of the FPPOA at all times. The Treasurer shall make an annual financial report to the general membership, which shall be audited and examined by a qualified individual designated by the Board of Directors. The Treasurer shall provide such bond, to be paid for by FPPOA, as may be required by the Board of Directors.

Advisors – Two advisors may be added as non-voting members of the board at the discretion of the Board. Eligibility requirements are the same as for the Board.

#### Removal from Office

An officer may be removed from office for cause by a three-fourths (3/4) vote of the remaining Board of Directors, provided a written notice is delivered at least ten (10) days in advance to the officer to attend the meeting for removal and show cause why removal from office should not be made.

### SECTION III

#### Duties of the Board

The Board of Directors shall consist of all elected officers of FPPOA. The Board shall meet monthly at a time and place designated by the Board. The Board shall authorize expenditures of funds within the limits of the approved budget, but no more than \$2500(per expenditure) outside of budgeted items without membership approval., receive the Treasurer's monthly report, attend to the business of FPPOA, provide for the bonding of the Treasurer, and perform other such duties necessary for the welfare of FPPOA. The Board of Directors shall devise an annual operational budget, within 30 days of taking office, and provide a copy to each member.

### SECTION IV

#### Meetings

Board of Directors - The Board of Directors will meet monthly.

General Membership - A general membership meeting will be held in the month of November. At this meeting, in addition to other necessary business, the election of officers of FPPOA for the ensuing year will be conducted. Notice of this meeting to include the date, time, location, and agenda will be provided each member by the Secretary at least fourteen (14) days in advance.

## Committees

The following shall be the standing committees of FPPOA: Grounds, and Architectural. Ad-hoc committees maybe designated by the Board of Directors. All committees needing funds shall submit their projected needs to the Board of Directors for approval.

## SECTION V

### Miscellaneous

Meetings will be conducted per Robert's Rules of Order as amended.

## SECTION VI

### Amendments to By-Laws

These by-laws may be amended by a Three fourths  $\frac{3}{4}$  vote of the members in good standing present at the annual general membership meeting.

Or by special meeting called to address changes in by-laws

## SECTION VII

### Voting

Each lot shall count for one vote and each house shall be counted as one vote as provided by the Covenants.

## SECTION VIII

### ARCHITECTURAL CONTROL COMMITTEE

For the mutual protection of all of the property owners, there is established an Architectural Control Committee who shall have the responsibility of approving all improvements made within this subdivision and for advising the Association in the enforcement of these covenants.

1)- "Membership" The committee shall be composed of not less than three (3) persons, all of whom must be residents and homeowners within the subdivision. In addition, there shall be at least one member with ownership on the river, one member with ownership on the lagoon property, and one other member from the inner lots. Additional members may be resident homeowners from within the subdivision and designated by the Board of Directors. The maximum number of members for this committee shall be no more than Five (5). The original membership shall be voted on by the members and thereafter, the Directors of the Association shall replace and designate members in such numbers and for such terms as the membership of the Association may direct.