

BY-LAWS  
OF  
HARBORGATE PROPERTY OWNERS ASSOCIATION, INC.

**ARTICLE I**

**Name and Location**

The name of the corporation is Harborgate Property Owners Association, Inc., hereinafter referred to as the "Association." The principal office of the corporation shall be located at 217 Outrigger Landing, Denton, Davidson County, North Carolina, but meeting of members and directors may be held at such places within the State of North Carolina, County of Davidson, as may be designated by the Board of Directors.

**ARTICLE II**

**Definitions**

Section 1. "Association" shall mean and refer to the Harborgate Property Owners Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions recorded or to be recorded in connection therewith.

Section 3. "Common Areas" shall mean all real property and improvements located thereon owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any numbered plot of land shown upon any recorded subdivision map of the properties with the exception of common areas and dedicated roadways.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Mountain Lake Shores Development Corporation, a North Carolina general partnership, its successors and assigns.

Section 7. "Declaration" shall mean and refer to any Declaration of Covenants, Conditions and Restrictions applicable to the properties recorded or to be recorded on the office of the Register of Deeds of Davidson County, North Carolina.

Section 8. "Member" shall mean and refer to those persons or entities entitled to membership with voting rights as provided in the Declaration and in Article III, Section 1 of these By-Laws.

### ARTICLE III

#### Membership and Property Rights

Section 1. Membership: The corporation shall have two classes of members who meet the qualifications of and are approved as set forth in the Bylaws of the Corporation, as follows:

A. Every person or entity, with the exception set forth in paragraph B below, who or which is a record owner of a fee or undivided fee interest in any lot which is subjected by the Declaration to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Such membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Every member of Class A shall be entitled to two votes for every lot owned.

B. Class B membership shall be granted to any lot owner owning 10 lots or more and who or which is a member of the class consisting of the developer, the officers, shareholders and family members of the developer corporation, and also any heir, successor or assignee of the developer. Any of the foregoing persons or entities who own less than 10 lots will be members of Class A described above. The total voting capability of Class B is limited to 20 votes, or 2 votes per lot, and members of Class B are exempt from the assessments, charges and other fees to which members of Class A are subject. Provided, however, that for each lot and 2 votes up to the maximum of 20 which a member of Class B elects to utilize, said member must pay the same assessments, dues and other charges for the privilege of using that vote or votes that a member of Class A would pay. Provided further, that any member of Class B, in order to be eligible to utilize a right to vote pursuant to this rule must make a payment of all such charges within 30 days of their assessment to the property owners in the subdivision, or give at least 30 days notice

prior to the utilization of said votes of said member's intent to pay the charges and utilize the vote, the purpose of this rule being to place the other members of the corporation on notice of the number of votes to be utilized by Class B members.

**Section 2. Property Rights:** Each Member shall be entitled to the use and enjoyment of the Common Area as provided in the Declaration. Any Member may delegate his rights of enjoyment of the Common Area to the members of his family, his tenants or contract purchasers who reside on the property.

## ARTICLE IV

### Meeting of Members

**Section 1. Annual Meetings:** The first annual meeting of the members shall be held September 2, 1995 and each subsequent regular annual meeting of the members shall be held between August 15th and August 31st annually at a reasonable hour.

**Section 2. Special Meetings:** Special Meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the one-fourth ( $\frac{1}{4}$ ) of the members.

**Section 3. Notice of Meeting:** Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of each notice, postage prepaid, at least 10 days before such meeting to each member entitled to vote, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting. Waiver by a member in writing of the notice required herein, signed by him before or after such meeting, shall be equivalent to the giving of such notice.

\* fifty percent (50%)

**Section 4. Quorum:** The presence at the meeting of members entitled to cast, or of proxies entitled to cast, ~~sixty percent (60%)~~ of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws.

**Section 5. Proxies:** At all meeting of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Each proxy shall be revocable and shall automatically cease upon conveyance by the Member of his or her lot.

\* Amended per HPOA vote 10/95

## ARTICLE V

### Board of Directors, Selection, Term of Office

Section 1. Number: The number of directors constituting the initial board of directors shall be five, with a minimum of three, and the names and addresses of the persons who are to serve as directors until the first meeting of the Corporation, or until their successors to be elected and qualify, are:

<u>Name</u>	<u>Address</u>
Jack Bush	217 Outrigger Landing, Denton, N.C.
Laura Jensen	216 Outrigger Landing, Denton, N.C.
Wayne Merry	431-X Park Ridge Land, Winston-Salem, N.C.
Harry Winchester	4204 Oak Hollow Drive, High Point, N.C.
George L. Dann	16134 Whitesail, Charlotte, N.C.

The members of the Board of Directors need not be members of the Association.

Section 2. Term of Office: At the first annual meeting, the Members shall elect two Directors for a term of three years, two Directors for a term of two years, and one Director for a term of one year or until the respective successors are properly chosen. Thereafter these terms shall continue in effect to provide for staggered terms.

Section 3. Removal: Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be elected by the remaining members of the board, and shall serve for the unexpired term of his or her predecessor.

Section 4. Compensation: No Director shall receive compensation for any service he may render to the Association as a Director. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting: The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

## ARTICLE VI

### Nomination and Election of Directors

**Section 1. Nomination:** Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations for election to the Board may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nomination Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

**Section 2. Election:** Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

## ARTICLE VII

### Meetings of Directors

**Section 1. Regular Meeting:** Regular meetings of the Board of Directors shall be held quarterly, or at such other periodic intervals as may be established by the Board of Directors from time to time, without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is no a legal holiday.

**Section 2. Special Meeting:** Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each Director.

**Section 3. Quorum:** A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

## ARTICLE VIII

### Powers and Duties of the Board of Directors

**Section 1. Powers:** The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area, and the personal conduct of the members, and their guests thereon;

(b) suspend the voting rights and any other rights of a member during any period in which such member shall be in default in the payment of any assessment, dues or charge levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association, and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties; and

(f) employ attorneys to represent the Association when deemed necessary.

**Section 2. Duties:** It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or any special meeting when such statement is requested in writing by one-fourth ( $\frac{1}{4}$ ) of the members;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability insurance covering the Association, its directors, officers, agents and employees and to procure and maintain adequate hazard insurance on any real and personal property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

(g) cause the Common Area to be maintained.

## ARTICLE IX

### Officers and their Duties

Section 1. Enumeration of Officers: The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers: The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term: The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he or she shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

Section 4. Special Appointments: The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold

office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

**Section 5. Resignation and Removal:** Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date and receipt of such notice or at any later time specified therein, and unless specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**Section 6. Vacancies:** A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces.

**Section 7. Multiple Offices:** The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the offices except the case of special offices created pursuant to Section 4 of this Article.

**Section 8. Duties:** The duties of the officers are as follows:

**President**

(a) The President shall preside at all meetings of the Board of Directors; shall see that order and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

**Vice-President**

(b) The Vice-President shall act in the place and stead of the President in the event of his or her absence, disability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.

**Secretary**

(c) the Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of all of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings to the Board and of the Association together with their addresses and shall perform such other duties as required by the Board.

**Treasurer**

(d) the Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed



by resolution of the Board of Directors; shall authorize payment of books of account; and shall prepare an annual budget and a statement of income expenditures to be presented to the membership at its annual meeting and deliver a copy of each to the members.

## **ARTICLE X**

### **Committees**

The Board of Directors shall appoint an Architectural Control Committee as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

## **ARTICLE XI**

### **Books and Records**

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws shall be maintained at the office of the Association, where copies may be purchased at reasonable cost.

## **ARTICLE XII**

### **Assessments**

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property and interest costs and reasonable attorney's fees of any such action shall be added to the amount of the assessments. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his or her lot.

## ARTICLE XIII

### Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: Harborsgate Property Owners Association, Inc., Davidson County, North Carolina.

## ARTICLE XIV

Section 1. These By-Laws may be amended, at regular or special meeting of the members, by a vote of three-fourths ( $\frac{3}{4}$ ) of all members.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

## ARTICLE XV

### Miscellaneous

The fiscal year of the Association shall begin on the first day January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

### Certification

I, the undersigned, do hereby certify:

That I am duly elected and acting Secretary of the Harborsgate Property Owners Association, Inc., a North Carolina Corporation; and

That the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 2nd day of September, 1995.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 2nd day of September, 1995

(Corporate Seal)

  
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Secretary