

**BYLAWS  
OF  
WHITE PLAINS PLANTATION  
HOMEOWNERS ASSOCIATION**

**ARTICLE I  
Purpose**

To formulate and enforce rules and regulations pertaining to the common areas and common facilities of White Plains Plantation and to otherwise enhance and promote the use and enjoyment of common areas and common facilities.

**ARTICLE II  
Membership**

**Section 1. *Members of the Association.*** With the exclusion of the developer, every Owner of a Lot within the properties shall be a Member of the Association. Membership in the Association shall be appurtenant to, and may not be separate from, ownership of any lot.  
(a.) With the exception of original lot owners, before calendar year 1994, having the option of belonging to the Association. Written resignation must be submitted by the original owner to the Association.

**Section 2. *Term of Membership.*** Each Owner who is a member shall remain a member until no longer qualified as such under Section 1 above.

**Section 3. *Multiple Ownership of Lots.*** If more than one person owns a lot, all of said persons shall be deemed to be one member and only one of such multiple owners shall be entitled to vote the membership.

**Section 4. *Ownership of Multiple Lots.*** If one person(s) own multiple lots, such owners shall be entitled to vote only one membership.

**Section 5. *Good Standing.*** Any member who resigns, or is suspended or expelled from membership, shall not from the date thereof be considered to be in good standing. Any member not in good standing shall not be entitled to the privileges of membership, including but not limited to, the use of amenities.

### **ARTICLE III**

#### **Membership Voting**

**Section 1. *Single Class of Membership.*** The Association shall have one class of voting membership.

**Section 2. *Multiple Ownership of Lots.*** If more than one person owns a lot, all said persons shall be deemed to be one member and only one of such multiple owners shall be entitled to vote the membership.

**Section 3. *Ownership of Multiple Lots.*** If one or more person(s) owns multiple lots, such owners shall be entitled to one membership vote only.

**Section 4. *Majority Vote of Membership is Required.*** Only a majority vote of members represented at a meeting is required. If a quorum of 10% of property owners is present, the affirmative vote of the majority of the members represented at the meeting shall be the act of the members. (Amended June 1996)

**Section 5. *Action by Written Ballot.*** Any action which may be taken at any annual or special meeting of members may be taken without a meeting if the association delivers a written ballot to every member entitled to vote on the matter.

(a.) Approval by written ballot pursuant to this section shall be valid when the number of ballots equals or exceeds the required quorum to be present at a meeting.

(b.) Notice given when mailed to last listed address on record of member.

**Section 6. *Proxies.*** Every member entitled to vote at a meeting may appoint another person to act for him by proxy. Each proxy must be in writing, dated, and signed by the member and is only valid for that meeting.

### **ARTICLE IV**

#### **Membership Meetings**

**Section 1. *Place of Meetings.*** The meetings of the Members shall be at such time and place as designated by the members.

**Section 2. *Special Meetings.*** Persons entitled to call special meetings. A majority of the Board, the President or 5% or more of the Members may call special meetings of the Members at any time to consider any reasonable business of the Association.

**Section 3. *Number of Meetings Required.*** The Homeowners of White Plains Homeowners Association will be required to meet 2 times per year ( March and September) with a quorum present. (Proposed and Passed March 1997)

**Section 4. *Notice of Meetings.*** Written notice of all meetings shall be given one month before stating the place, date and time of meeting. Also posting at all entrances date and time of meeting the week of the meeting.

## **ARTICLE V Membership Rights**

**Section 1. *Use and Enjoyment of Common Areas.*** Each Member, in good standing, shall be entitled to use and enjoyment of all common areas and common facilities within the properties.

**Section 2. *Use of Common Areas, Etc. by Family Members.*** Family members including property owners, spouses and children, attending school or living at home, may use and enjoy the common areas and facilities within the properties. All children and guest 14 yrs. and under must be accompanied by an adult.

**Section 3. *Guests.*** The guest of a Member shall have the right to use and enjoy all common facilities within the Properties, subject to the same obligation imposed upon the owner(s) to observe the rules, restrictions and regulations of Association.  
(a.) Guest Fee of \$2.50 per guest to be paid at the beginning of following calendar year. Each member is responsible for keeping record of guests and paying fee.

**Section 4. *Association Rules and Regulations.*** Repeated violations of the rules and regulations may result in the loss of privileges as a member relative to all common facilities.

**Section 5. *Parties and Special Events Rights.*** Due to the liabilities and infringements upon the rights of others, use of the common facilities can not be permitted. (Proposed and Passed May 1997)

**ARTICLE VI**  
**Officers of the Association**

**Section 1. *Officers.*** The officers of the Association shall be a President, a Vice-President, a Secretary, a Treasurer, a Hostess.

**Section 2. *Election of Officers.*** The Officers of the Association shall be chosen annually by a majority vote of the Members at their first regular meeting each year, and each shall hold his office until he should resign or shall be removed or otherwise disqualified to serve, or his successor shall be elected and qualified.

**Section 3. *Removal of Officers.*** Any officer may be removed, either with or without cause, by the members at any regular or special meeting.

**Section 4. *Resignation of Officers.*** Any Officer may resign at any time by giving written notice to the Members or to the President or to the Secretary. Any such resignation shall take effect at the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the Association under any contract to which the officer is a party.

**Section 5. *Vacancies.*** A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled by a vote of the Members at the next regular meeting.

(a.) If several months before next scheduled meeting, officers may find someone to fill position, temporarily, until next regularly scheduled meeting.

**Section 6. *President.*** The President shall be elected by the Members from among the Members. He shall be the chief executive officer of the Association and shall, subject to the control of the Members, have general supervision, direction, and control of the affairs and officers of the Association. He shall preside at all meetings, and shall have the general power and duties of management usually vested in the office of the President.

**Section 7. Vice President.** The Vice-President shall be elected by the Members from among the Members. In the absence or disability of the President, the Vice-President shall perform all the duties of the President and when so acting shall have all the powers of, and be subject to all the restrictions upon, the President. He shall have such other powers and perform such other duties as from time to time may be prescribed by the Members.

**Section 8. Secretary.** The Secretary shall keep or cause to be kept, a book of minutes of all meetings of the Members, with the time and place of holding same, the number of Members present at Members' meetings, and the proceedings thereof. The Secretary shall keep, or cause to be kept, appropriate current records showing the Members of the Association, together with their addresses. He shall give, or cause to be given, notice of all meetings and shall have such other powers and perform such other duties as may be prescribed by the Members.

**Section 9. Treasurer.** The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, retained earnings, and other matters customarily included in financial statements. The books of account shall at all reasonable times be open to inspection by any Member. The Treasurer shall deposit all money and other valuables in the name and credit of the Association with such depositories as may be designated by the Members. He shall disburse the funds of the Association as may be ordered by the Members, shall render to the President and officers whenever they request it, an account of all of his transactions as Treasurer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Members. The Treasurer will turn over control of all books, papers, Vouchers, money, and other property in his possession or under his control on his death, resignation, retirement, or removal from office.

**Section 10. Hostess.** The Hostess shall meet and greet any and all new lot owners and Members of the Association. The Hostess shall make sure all necessary information has been provided, such as Restrictions, Covenants Running with Land, Bylaws, Rules and Restrictions for Common Areas, etc. Hostess shall also obtain information for Homeowners Directory and Newsletter from new Members, if Member so desires. Hostess shall also cause necessary provision to be made in case of sickness, births, condolences, etc. for Members.

**Section 11. Authorization of Board of Officers.** In the general operations and maintenance of the commons areas, i.e. pool, tennis courts, and maintenance of the front entrance, the Board of Officers shall be responsible for expenditures up to the amount of \$2,500.00 per line item. Anything above this amount must be voted on by the Members.

## ARTICLE VII Dues and Assessments

**Section 1. *Description of Dues to which Owners are Subject.*** Membership dues are for the purpose of funding the on-going, ordinary activities, operations and facilities of the Association as reflected in the annual budget. An operations and maintenance fee of \$15.00 per month for a total of \$180.00 per year will be charged each property owner. (Amended Oct. 1998)

**Section 2. *Special Assessments for Capital Improvements to which Owners may be Subject.*** Special assessments are for the purpose of funding projects which cannot feasibly be funded from other sources. Notice to be published in the Newsletter or by letter to each member approximately 30 days before scheduled meeting. Approval requiring 2/3 majority vote of Members present. Two subsequent meeting to be scheduled 15 to 20 days apart, also requiring 2/3 majority vote of Members present in order to pass. Must have quorum of 10% present at all meetings for vote.

**Section 3. *Members' Obligation.*** To pay annual membership dues or assessments or both, when due, in accordance with the provision of these By-laws and to pay fees and other charges as they may become due.

(a.) Annual membership dues are due and payable for each calendar year on January 1 of that year and if not paid by the 10th day of April of that year, shall be considered delinquent. Any rights available to the Association for the collection of delinquent dues, assessments, fees or other charges, and the enforcements of liens to collect the same, may be commenced on or after April 10th of that calendar year.

(b.) In the event, collection of dues, assessments, fees or other charges, is referred to any attorney or other agency for the Association, to pay reasonable attorneys' fees and other cost of collection.

## ARTICLE VIII Miscellaneous Provisions

**Section 1. *Architectural Control Committee.*** The Officers of the Association shall appoint each year an architectural control committee chairman and he shall select his committee. The architectural committee shall be responsible for enforcement with respect to the construction of buildings and other structures as set forth in the Restrictive Covenants applicable to White Plains.

**ARTICLE IX**  
**Amendment or Repeal of the Bylaws**

**Section 1.** *Amendment or Repeal of the Bylaws.* These Bylaws may only be amended or repealed and new Bylaws adopted by the affirmative vote of a majority of the total membership of the Association.

