

GLENN CHRIS LAKE PROPERTY OWNERS' ASSOCIATION, INC.

Bylaws: Revised 11/22/2016, 1/17/2024

ARTICLE I: ORGANIZATION

- 1. The name of the organization shall be: **GLENN-CHRIS LAKE PROPERTY OWNERS' ASSOCIATION, INC.**
- 2. The organization shall be: **A NOT-FOR-PROFIT, 501(c)(4) CORPORATION**

ARTICLE II: PURPOSES

The following are the purposes for which this organization has been organized: The GLENN CHRIS LAKE PROPERTY OWNERS' ASSOCIATION has been organized to oversee the Glenn-Chris Lake neighborhood, located in Louisburg, NC. Its duties shall include, but not be limited to, the repair, maintenance, and upkeep of common areas within the community, including the roadway, lake, and entry sign. In addition, it's duties shall include oversight and administration of community issues which may arise, from time to time.

ARTICLE III: MEMBERSHIP

All property owners within the Glenn-Chris Lake neighborhood shall be Members of the GLENN CHRIS LAKE PROPERTY OWNERS' ASSOCIATION and subject to its authority, regulations, covenants, and financial responsibilities.

ARTICLE IV: MEETINGS

The annual membership meeting of this organization shall be held each and every year, except if such day be a legal holiday.

The Secretary shall cause to be mailed or emailed to every member in good standing at his or her address or email address as it appears in the membership roll book in this organization a notice, telling the time and place of such annual meeting.

Regular meetings of this organization shall be held, as the need arises, throughout the year.

The members present at all meetings shall constitute a quorum and shall be empowered to conduct the business of the Association.

Special meetings of this organization may be called by the president when he/she deems it for the best interest of the organization. Notices of such meeting shall be mailed or emailed to every member in good standing at his/her address or email address as it appears in the membership roll book **at least TEN (10) days, but not more than SIXTY (60) days**, before the scheduled date set for such special meeting. Such notice shall state the reasons that such meeting has been called, the business to be transacted at such meeting and by whom it was called.

At the request of **3/5 (60 %)** of the members of the Board of Directors or **SIX (6)** of the-members of the Association, the president shall cause a special meeting to be called but such request must be made in writing **at least TEN (10) days, but not more than SIXTY (60) days**, before the requested scheduled date.

No other business but that specified in the notice may be transacted at such special meeting without the unanimous consent of all present at such meeting.

ARTICLE V: VOTING

At all meetings, except for the election of officers, all votes shall be by show of hands. For election of officers, ballots and proxy ballots shall be provided.

At any regular or special meeting, if a majority so requires, any question may be voted upon in the manner and style provided for election of officers and directors or financial matters. At all votes by ballot, the chairman of such meeting shall, prior to the commencement of balloting, appoint a committee of three who shall act as "Inspectors of Election" and who shall, at the conclusion of such balloting, certify in writing to the Chairman the results and the certified copy shall be physically affixed in the minute book to the minutes of that meeting.

ARTICLE VI: ORDER OF BUSINESS

1. Call to order.
2. Approval of the Minutes of the preceding meeting (circulated to members three weeks in advance).
3. Reports of Committees.
4. Reports of Officers.
5. Old and Unfinished Business.
6. New Business.
7. Adjournment.

ARTICLE VII: BOARD OF DIRECTORS

The business of this Association shall be managed by a Board of Directors consisting of **FIVE (5) members. ALL of the directors elected shall be a resident of the State of North Carolina and a Property Owner within the Glenn-Chris Lake subdivision.**

Directors shall be chosen at the annual meeting of this organization. Terms of Board Members shall be established by providing for two (2) members to be elected on even number years and three (3) members elected on odd number years.

The Board of Directors shall have control and management of the affairs and business of this organization. Such Board of Directors shall only act in the name of the organization when it shall be regularly convened by its chairman after due notice to all the directors of such meeting.

3/5 (60%) of the members of the Board of Directors shall constitute a quorum and the meetings of the Board of Directors shall be held, as required.

Each director shall have one vote and such voting may not be done by proxy.

The Board of Directors may make such rules and regulations covering its meetings as it may in its discretion determine necessary.

Resignation, Termination and Absences: Resignation from the Board must be in writing and received by the Secretary. A Board member shall be dropped for excess absences from the Board if he/she has three unexcused absences from Board meetings in a year. A Board member may be removed for other reasons by a three-fourths vote of the remaining directors. The Board of Directors may entertain charges against any director. A director may be represented by counsel upon any removal hearing. Vacancies in the Board of Directors shall be filled by a vote of the majority of the remaining members of the Board of Directors for the balance of the year.

The President of the organization by virtue of his office shall be Chairman of the Board of Directors.

The Board of Directors shall select from one of their members a secretary.

ARTICLE VIII: OFFICERS / BOARD OF DIRECTORS

The Board of Directors shall consist of five (5) Officers.

The Officers of the Association shall be:

President
Vice President
Secretary
Treasurer
Member-at-large

The President shall:

Preside over all membership meetings.
 Be Chairman of the Board of Directors.
 Present at each annual meeting of the organization an annual report of the work of the organization.
 Appoint all committees, temporary or permanent.
 Ensure that all books, reports, and certificates required by law are properly kept or filed.
 Be one of the officers who may sign the checks or drafts of the organization.
 Have such powers as may be reasonably construed as belonging to the chief executive of any organization.

The Vice President shall:

In the event of the absence or inability of the President to exercise the office, become acting president of the organization with all the rights, privileges and powers as if they had been the duly elected president.

The Secretary shall:

Keep the minutes and records of the organization.
 Give and serve all notices to members of this organization.
 Be the official custodian of the records and seal of this organization.
 Present to the membership at any meeting any communication addressed to the Secretary of the organization.
 Submit to the Board of Directors any communications which shall be addressed to the Secretary of the organization.
 Attend to all correspondence of the organization and shall exercise all duties incident to the office of Secretary.

The Treasurer shall:

Have the care and custody of all monies belonging to the organization.
 Be solely responsible for such monies or securities of the organization.
 Deposit, in a regular business bank or trust company, all incoming funds and fees collected on behalf of the Association and the balance of the funds of the organization shall be deposited in a savings bank.
 Be one of the officers who shall sign checks or drafts of the organization.
 Provide, at stated periods as the Board of Directors shall determine, a written account of the finances of the organization and such report shall be physically affixed to the minutes of the Board of Directors of such meeting.
 Exercise all duties incident to the office of Treasurer.

No special fund may be set aside that shall make it unnecessary for the Treasurer to sign the checks issued upon it.

No officer shall for reason of his office be entitled to receive any salary or compensation, but nothing herein shall be construed to prevent an officer or director for receiving any compensation from the organization for duties other than as a director or officer.

ARTICLE IX: COMMITTEES

All committees of this organization shall be appointed by the Board of Directors and their term of office shall be for a period of time, determined by the Board of Directors.

ARTICLE X: DUES

The dues of this organization shall be SIX HUNDRED DOLLARS (\$600.00) per annum per property owner. Regardless of payment option chosen, the total of six hundred dollars (\$600.00) is due by December 31 of each year.

Three payment options are available:

- (1) **Monthly - \$50.00 / month**, annual total of **\$600.00**, due by **December 31**.
- (2) **Semi - Annually - Payable, in two installments of \$300.00 each**, annual total of **\$600.00**, due by **December 31**.
- (3) **Annually - Payable in a single \$600.00 installment**, due by **December 31**.

Please remit payment to: Association Treasurer

Payee is "Glenn-Chris Lake Property Owners Association, Inc."

If an owner is in non-compliance on December 31 the following steps shall be taken:

- 1. On January 30 following the December 31 deadline a reminder shall be sent to the non-compliant member requesting payment. Member has 15 days to comply.
- 2. On February 15 a letter is sent to the non-compliant member demanding payment. Member has 15 days to comply.
- 3. On March 1 a letter is sent the to the non-compliant member stating that a lien will be placed on the member's property if payment in full is not received by March 15.
- 4. If a member has his property listed for sale and is 30 or more days in arrears, a lien will be placed on his property.

Transfer of property ownership and its impact on Association dues:

In the event that an unimproved lot is deeded, sold or otherwise conveyed to anyone other than members of the immediate family of the owner, the Association dues are due and payable at time of registration.

For the purposes of this matter, "immediate family" is defined as parents, sons, daughters, grandparents, and grandchildren.

Foreclosure:

North Carolina law allows Associations to foreclose on properties that have failed to meet their obligations regarding dues and assessments. However, the Association voted on January 27, 2018 to remove foreclosure as an option for enforcement.

ARTICLE XII: AMENDMENTS

These By-Laws may be altered, amended, repealed or added to by an affirmative vote of not less than SIXTY-SEVEN PERCENT (67%) of members present at Association meetings.

NORTH CAROLINA

FRANKLIN COUNTY

AMENDMENT TO RESTRICTIVE COVENANTS FOR GLENN-CHRIS LAKE SUBDIVISION

THIS, AMENDED DECLARATION OF PROTECTIVE COVENANTS, made this day the 28th day of February 2024, by the Glenn-Chris Lake Property Owners Association, Inc., a North Carolina 501(c)(4) non-profit corporation, with its principal office in Franklin County, North Carolina, hereby called "Declarant".

NOTE: Effective 12/29/2008, North Carolina Non-Warranty Deed, Document # 003340670003, recorded on 12/30/2008 at 04:01:57 PM in BK. 1713, PG. 343-345 transferred all interests by previous Declarant, namely, Wade Moore Construction Company, Inc. to the above-mentioned North Carolina 501(c)(4) non-profit corporation, namely, the Glenn-Chris Lake Property Owner's Association, Inc.

WITNESSETH:

THAT WHEREAS, the original Land Developer caused Restrictive Covenants for Glenn-Chris Lake Subdivision to be recorded in the office of the Register of Deeds of Franklin County, North Carolina in Book 890, Pages 958-960. Amendments to the Restrictive Covenants were recorded in Book 897, Pages 206-207 and, additionally, in Book 1045, Pages 487-490.

WHEREAS, the current Declarant, namely, the Glenn-Chris Property Owners Association, Inc. , desires to amend the Restrictive Covenants in Book 890, Pages 959-960, as follows:

I. Amend paragraph Three (3) to read:

3. No dwelling shall be permitted on any lot with less than 2000 square feet of living space, exclusive of porches, garages, terraces.

II. Amend paragraph Five (5) to read:

5. All driveways installed from abutting roadways must use a pipe of sufficient size to ensure proper drainage, and in no event shall said drainage pipe be less than fifteen (15) inches in diameter. Driveways must be paved (hard surface such as concrete, asphalt, brick, concrete pavers).

III. Amend paragraph Eight (8) to read:

8. Limited agricultural privileges, such as private gardening and tending of private orchards and vineyards, shall be permitted. No one shall be permitted at any time to keep or raise animals for commercial purposes, and no pigs, chickens, cows, horses, goats, or animals typically considered farm animals shall be permitted on any lot.

IV. Amend paragraph 11 as follows:

11. Delete this paragraph in its entirety.

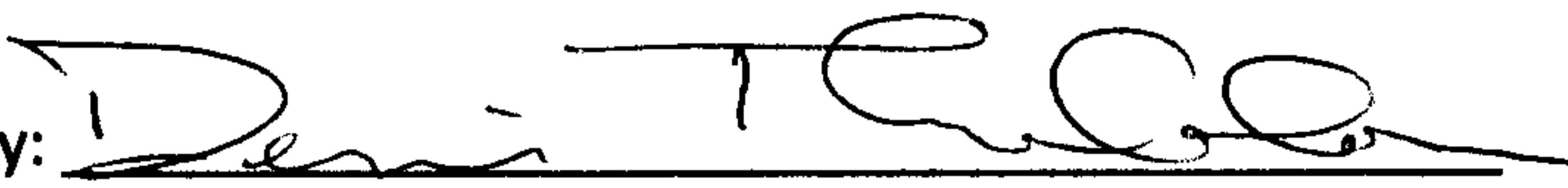
These Protective Covenants shall be enforced by the Glenn-Chris Lake Property Owners Association, Inc.

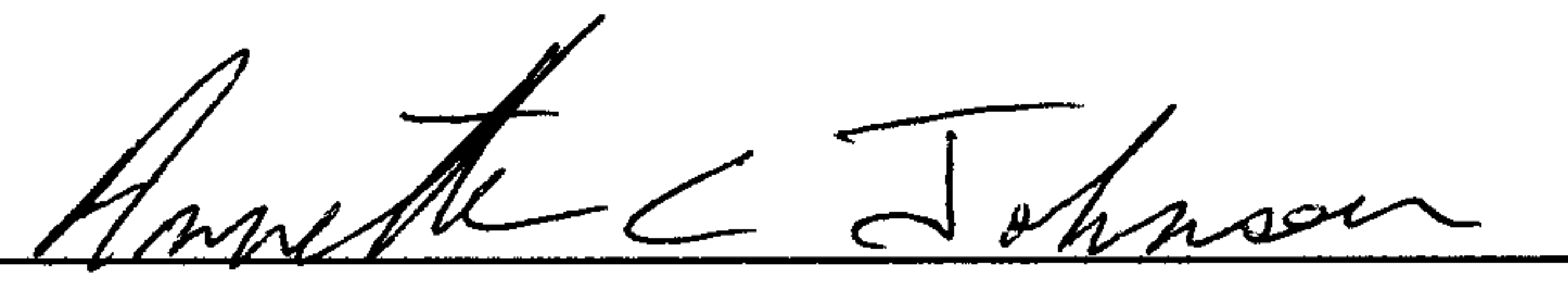
Except as amended herein, the Restrictive Covenants filed in Book 890, Pages 958-960, Book 897, Pages 206-207, Book 1045, Pages 487-490, Bood 2072, Pages 60-65 are to remain in full force and effect.

That the Glenn-Chris Lake Property Owners Association is the Declarant in this matter.

IN TESTIMONY WHEREOF, the Declarant, Glenn-Chris Lake Property Owners Association, Inc. has caused this instrument to be executed by its duly elected corporate officers on this, the 28th Day of February 2024.

ATTEST: **GLENN-CHRIS LAKE PROPERTY OWNERS ASSOCIATION, INC.**

Secretary: 
Dennis Thornblom

President: 
Annette C. Johnson

STATE OF NORTH CAROLINA

COUNTY OF Franklin

On this, the 7th day of March, 2024 before me, the undersigned officer, personally appeared Annette Johnson, who acknowledged himself/herself to be the President of Glenn Creek Lake Property Owners Assoc. Inc. a corporation/limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation/limited liability company by himself/herself as President.

In witness whereof I hereunto set my hand and official seal.

[Notary Seal]

Suzanne Waterfield
NOTARY PUBLIC
Franklin County, N.C.
My Commission Expires 04/02/2027

By: [Signature]
 Name: Suzanne Waterfield
 Notary Public
 My Commission expires: 4-2-2027

STATE OF NORTH CAROLINA

COUNTY OF Franklin

On this, the 7th day of March, 2024, before me, the undersigned officer, personally appeared Dennis Thornblom, who acknowledged himself/herself to be the Secretary of Glenn Christie Property Owners Assn, Inc a corporation/limited liability company, and that he/she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation/limited liability company by himself/herself as Secretary.

In witness whereof I hereunto set my hand and official seal.

[Notary Seal]

Suzanne Waterfield
NOTARY PUBLIC
Franklin County, N.C.
My Commission Expires 04/02/2027

By: [Signature]
Name: Suzanne Waterfield
Notary Public
My Commission expires: 4-2-2027