

BYLAWS
OF
MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is **MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC.**, (hereinafter referred to as the "Association"). The principal office of the Association shall be located at 509 Mills Street, Raleigh, NC 27608. The location of the principal office of the Association may be changed by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Act" shall mean and refer to Chapter 47F of the North Carolina General Statutes known as the North Carolina Planned Community Act.

Section 2. "Amenities" shall mean the facilities constructed, erected or installed on the Common Areas for the use, benefit and enjoyment of Members.

Section 3. "Declaration" shall mean and refer to the "Declaration of Covenants, Conditions and Restrictions of Meadow Lake Subdivision" as the same may be amended from time to time.

Section 4. "Association" shall mean and refer to MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation, its successors and assigns.

Section 5. "Board of Directors" or "Board" means the body responsible for the administration of the Association.

Section 6. "Common Areas" or "Common Properties" shall mean and refer to the "Areas of Common Responsibility" as such term is defined in the Declaration, as the same may be amended from time to time.

Section 7. "Declarant" shall mean and refer to Donnybrook, LLC, a limited liability
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company organized and existing under the laws of North Carolina, its successors and assigns, and shall include any successor or assign who shall acquire any portion of the Property for the purpose of development and/or sale and who is designated as Declarant in a recorded instrument executed by the immediately preceding Declarant; provided, however, that there shall be only one "Declarant" hereunder at any one time.

Section 8. "Lot" shall mean and refer to each portion of the Property that may be independently owned and conveyed and which is intended for development, use and occupancy as a residence for a single family, as shown and indicated as a "Unit" or a "Lot" on any of the Plats which are hereafter recorded.

Section 9. "Member" shall mean and refer to every Person subject to membership in the Association.

Section 10. "Owner" shall mean and refer to any Person who is a record owner by purchase, transfer, assignment or foreclosure of a fee or undivided fee interest in a lot; provided, however, that any Person who holds such interest merely as security for the performance of an obligation shall not be an Owner.

Section 11. "Person(s)" shall mean and refer to a natural person, corporation, trust, partnership or any other legal entity

Section 12. "Properties" or "Property" shall mean and refer to the certain real property hereinbefore described in **Exhibit "A"** attached, and incorporated herein by reference, and additions as are subjected to the Declaration or any Supplemental Declaration.

Section 13. "Development Period" shall mean the longer of (a) period of time during which Declarant or Builder owns any property that is subject to this Declaration or (b) the period of time during which Declarant has the unilateral right to subject Additional Property to the Declaration. Declarant may, but shall not be obligated to, unilaterally relinquish its rights under this Declaration and terminate the Development Period by recording a written instrument with the Office of Register of Deeds for Franklin County, North Carolina.

Section 14. "Builder" shall mean any Person who purchases one or more lots from the Declarant for the purpose of constructing improvements for later sale to consumers or who purchases lots from others for such purpose and is designated as "Builder" by Declarant. Any Person occupying or leasing a lot for residential purposes shall cease to be considered a Builder with respect to such lot immediately upon occupancy of the lot for residential purposes, notwithstanding that such Person originally purchased the lot for the purpose of constructing improvements for later sale to consumers.

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Section 15. “Classes of Membership; Voting Rights.” The Association shall have two classes of voting membership: Class A and Class B.

1. Class A Membership. Every owner of a Lot, other than the Declarant shall be deemed to be a Class A Member. Each Class A Member shall be entitled to one vote per Lot owned. When more than one person owns an interest (other than a leasehold or security interest) in any Lot, all such persons shall be Members and the voting rights appurtenant (tied) to said Lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any one (1) Lot not owned by the Declarant.

2. Class B Membership. The Declarant shall be the Class B Member. The Declarant shall be entitled to six (6) votes for each Lot owned by it. The Class B Membership shall cease to exist and shall be converted to Class A Membership (as appropriate) upon the happening of any of the following events, whichever occurs earlier:

- i. within 120 days after the date that 80% of the total lots of the property are conveyed to owners other than a builder for use as a residence: or
- ii. ten years from the date of this Declarant; or
- iii. written notice of consent to such conversion by the Declarant.

Section 16. “Plats” shall mean all plats for any portion of the Property, and any amendments to such Plats, which are hereafter recorded in the Register of Deeds' plat book records, and shall also include any Plats, or amendments thereto recorded for the purpose of subjecting any of the Additional Property to this Declaration.

Section 17. “Additional Property” shall mean any and all real property lying and being continuous to the Property.

ARTICLE III MEETINGS OF MEMBERS

Section 1. Annual Meetings. An annual meeting of the Members shall be held at such time and date as shall be designated by the Board of Directors as stated in the notice of the meeting. Each subsequent regular meeting of the Members shall be held in the same month of each year thereafter unless a different date is fixed by the Board of Directors.

Section 2. Special Meetings: Special meetings of the Members may be called at any time by the President of the Association, a majority of the Board of Directors of the Association, or by any Member pursuant to the written request of the holders of at least ten percent (10%) of

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all votes of Class A membership entitled to be cast on any issue proposed to be considered at the special meeting. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in said notice.

Section 3. Place of Meetings. Meetings of the Members shall be held at such place as may be determined by the Board of Directors.

Section 4. Notice of Meeting: Except as otherwise provided in the Act, Articles of Incorporation, the Declaration, or these By-Laws, written or printed notice, stating the time and place of the meeting shall be delivered not less than fifteen (15) or more than thirty (30) days before the date of any Association meeting, either by personal hand-delivery or sent prepared by United States mail to the mailing address of the Member or to any other mailing address designated in writing by the Member, or sent by electronic means, including by electronic mail over the Internet, to an electronic mailing address designated in writing by the Member, by or at the direction of the President, the Secretary, or other person calling the meeting, to each Member entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered to the Member at his address as it appears on the record of Members of the Association, with postage thereon prepaid.

In the case of a special meeting, the notice of meeting shall specifically state the purpose or purposes for which the meeting is called; but, in the case of an annual or substitute annual meeting, the notice of meeting need not specifically state the business to be transacted thereat unless such a statement is required by the provisions of the North Carolina Nonprofit Corporation Act.

When a meeting is adjourned for thirty (30) days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. When a meeting is adjourned for less than thirty (30) days in any one adjournment, it is not necessary to give any notice of the adjourned meeting other than by announcement at the meeting at which the adjournment is taken.

Section 5. Quorum: Except as otherwise provided in the Act, Articles of Incorporation, the Declaration, wherein a greater standard for constituting a quorum is required for action involving assessments, or these By-Laws, the presence at the meeting of Members or of proxies entitled to cast, twenty percent (20%) of the votes appurtenant to each Class of Units in combination (Class A and B) shall constitute a quorum for any action. In the event business cannot be conducted at any meeting because a quorum is not present, that meeting may be adjourned to a later date by the affirmative vote of a majority of those present in person or by proxy. The quorum requirement at the next meeting shall be one-half of the quorum requirement applicable to the meeting adjourned for lack of a quorum. This provision shall continue to reduce the quorum by

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fifty percent (50%) from that required at the previous meeting, as previously reduced, until such time as a quorum is present and business can be conducted.

Section 6. Proxies: Votes may be cast either in person or by one or more agents authorized by a written proxy executed by the Member or by his duly authorized attorney in fact. All proxies shall be in writing, dated, and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Unit, or 11 months after its date (unless a shorter period is specified), whichever event first occurs.

Section 7. Informal Action by Members. Any action which may be taken at a meeting of the Members may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the persons who would be entitled to vote upon such action at a meeting and filed with the Secretary of the Association to be kept in the minute book of the Association.

Section 8. Loss of Right to Vote. The vote of any Member who is shown on the books or records of the Association to be more than sixty (60) days delinquent in any payment due the Association shall not be an eligible vote and shall not be counted for purposes of deciding any question so long as such delinquency is not cured, nor shall such member be eligible to be elected to the Board of Directors.

ARTICLE IV BOARD OF DIRECTORS

Section 1. General Powers: The business and affairs of the Association shall be managed by its Board of Directors.

Section 2. Number, Term and Qualifications: The number of directors constituting the Board of Directors shall be not less than two (2) Directors and not more than five (5) Directors, whether during or following the Development Period described herein. The Members may elect directors to serve staggered terms. For example, the Members may elect one or two directors to serve for a term of one year, one or two directors to serve for a term of two years, and the remaining director position to serve for a term of three years. However, as long as the Declarant retains Special Declarant Rights in accordance with Article IV, Section 3 of the Declaration, the Declarant shall be entitled to appoint all members of the Board of Directors. Subject to the Declarant's right the directors, at subsequent annual meetings thereafter, the Members shall elect the number of directors needed to fill the vacancy or vacancies created by the director or directors whose term(s) is/are expiring to serve for a term of three (3) years. Once Special Declarant's Rights have terminated, all Directors must be Members of the Association.

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Section 3. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations 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, the Declarant for so long as the Declarant owns a Unit within the Property, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not fewer than the number of vacancies that are to be filled.

Section 4. Election. The directors shall be elected by secret written ballot at the annual meeting of the Members. In such election, the Members or their proxies may cast, with respect to each vacancy, as many votes as they are entitled under the provisions of Article III of these By-Laws. The persons receiving the highest number of votes shall be elected. Cumulative voting is not permitted.

Section 5. Removal: Any directors, with the exception of the director named by the Declarant, may be removed at any time with or without cause, by a majority vote of the Members.

Section 6. Vacancies: Any vacancy occurring in the Board of Directors may be filled by the selection of a successor by the remaining Directors, who shall serve for the unexpired term of his predecessor. The Members may elect a director at any time to fill any vacancy not filled by the Directors.

Section 7. Compensation. No Director shall receive compensation for any service he may render to the Association in the capacity of Director. However, any Director may be reimbursed for actual expenses incurred in the performance of his duties.

ARTICLE V MEETINGS OF DIRECTORS

Section 1. Regular Meetings: A regular meeting of the Board of Directors shall be held at least quarterly, without notice and at such place and hour as may be fixed from time to time by the Board of Directors.

Section 2. Special Meetings: 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.

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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 at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Informal Action by Directors. Any action which may be taken at a meeting of the Board of Directors may be taken without a meeting if written consent to the action so taken is signed by all the Directors and filed with the minutes of the proceedings of the Board, whether done before or after the action is so taken.

Section 5. Chairman. A chairman of the Board of Directors shall be elected by the Directors and shall preside over all Board meetings until the President of the Association is elected. Thereafter, the President shall serve as Chairman. In the event there is a vacancy in the office of President, a Chairman shall be elected by the Board of Directors to serve until a new President is elected.

Section 6. Participation in Meetings by Means of Conference Telephone. Members of the Board of Directors, or any committee of the Board, may participate in a meeting of the Board or of such committee by means of a conference telephone or similar communications device by means of which all persons participating in the meeting can hear each other, and participation by such means shall constitute presence in person at such meeting.

ARTICLE VI 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 Areas and the personal conduct of the Members and their guests thereon, and to establish suspensions, fines and penalties for the infraction thereof. No suspension, fine, penalty or infraction shall be imposed without notice of the charge and opportunity to be heard and to present evidence and notice of the decision;

(b) suspend a Member's voting rights and right to use of any recreational facilities during any period in which he shall be in default in the payment of any assessment levied by the Association pursuant to the provisions of the Declaration for a period of thirty (30) days or longer. Such rights may also be suspended after such notice and hearing as the Board, in its discretion,

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may determine, for a period not to exceed sixty (60) days for infraction of the published rules and regulations of the Association;

(c) exercise for the Association all powers, duties and authority vested in or delegated to the 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 director shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(e) employ a manager, independent contractors, or such other employees or agents as it may deem necessary and prescribe their duties. In the event a contract is entered into with a management company to manage the affairs to the Association, such contract must be terminable by the Board of Directors without cause or penalty on not more than ninety (90) days notice. Any management contract shall be for a term of not more than three (3) years;

(f) employ attorneys and other professionals to represent the Association when necessary;

(g) grant easements for the installation and maintenance of sewage, cable, utility or drainage facilities upon, over, under and across the Common Areas without the assent of the Members, when such easements, in the opinion of the Board, are necessary for the convenient use and enjoyment of the Property;

(h) appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient;

(i) contract with the owners of recreational facilities for the use of such facilities by the members, which use shall be optional with all fees for such use to be paid directly to the owners by the member, and not as a part of the "Assessment" or dues, or furnish such facilities within the "Common Area".

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

(a) cause to be kept financial records sufficiently detailed to enable the Association to comply with the Act and shall keep accurate records of all cash receipts and expenditures and all assets and liabilities which shall include a complete record of all its acts and Association affairs and to present a statement thereof to the Members at the annual meeting of the Members or at any special meeting when such statement is requested in writing by Members entitled to at least ten percent (10%) of the votes appurtenant to Class A Lots;

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(b) supervise all officers, agents and employees of the Association and 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 twenty (20) days before January 1 of each year;

(2) send written notice of each assessment to every Owner subject thereto at least ten (10) days before each annual assessment period; and

(3) as to any Lot for which an assessment is not paid within thirty (30) days after it becomes due, bring an action at law against the Owner personally obligated to pay the assessment or foreclose the lien against such Lot.

(d) issue, or cause an appropriate office to the Association 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 of Directors for the issuance of such certificates. If a certificate states that an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability insurance covering the Association in an amount not less than \$1,000,000.00 and full replacement value hazard insurance on the real and personal property owned by the association and procure and maintain officers', directors' and employees' liability insurance;

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

(g) cause the Common Areas including Stormwater Control Measures and all facilities erected thereon to be maintained;

(h) establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements constructed on the Common Areas;

(i) provide such notices to and obtain such consents from the owners and holders of first deeds of trust on lots within Meadow Lake Subdivision as is required by the Declaration or these By-Laws; and

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(j) pay all ad valorem and public assessments levied against the real and personal property owned in fee by the Association.

ARTICLE VII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of the 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, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

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

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 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 other offices except in the case of special offices created pursuant to Section 4 of this Article.

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

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(a) President. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out, shall sign all leases, promissory notes, mortgages, deeds and other written instruments, including any amendment to these By-laws that has been duly approved in accordance with the provisions set out herein and, in the absence of the Treasurer, shall sign all checks.

(b) Vice Presidents: The Vice President shall act in the place instead of the President in the event of his death, 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 of the Members, keep the corporate seal of the Association and affix it on all papers requiring a seal, serve notice of meetings of the Board and of the Members, keep appropriate current records showing the Members, keep appropriate current records showing the Members of the Association and their addresses, and perform such other duties as required by the Board.

(d) Treasurer: The Treasurer shall receive and deposit in appropriate bank accounts all fund of the Association and shall disburse such funds as directed by resolution of the Board of Directors, shall sign all checks of the Association, shall keep proper books of account, shall cause an annual audit of the Association books to be made by an independent public accountant at the completion of each fiscal year, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE VIII COMMITTEES

The Board of Directors of the Association may appoint a Nominating Committee, as provided in these By Laws, and shall appoint an Architectural Review Committee, as provided in the Declaration. The Board of Directors may appoint such other committees as it deems appropriate in carrying out its purpose.

ARTICLE IX BOOKS AND RECORDS

The books, records and papers of the Association shall at all time, during reasonable business hours, be subject to inspection by any Member or his authorized agent with just cause and by appointment. The Declaration, the Articles of Incorporation and the By-Laws of the Association, current rules and regulations governing the use of the Common Area and the Lots,

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and any current Architectural Guidelines shall be available for inspection at the principal office of the Association, where authorized copies may be purchased at reasonable cost.

ARTICLE X ASSESSMENTS

As more fully provided in Section 6 of 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. Any assessment not paid within ten (10) days after the due date shall incur a monthly late charge as the Board of Directors may from time to time establish. 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 eighteen percent (18%) per annum or the maximum interest rate charge as may be established by the Board of Directors, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Unit for which such assessment is due. Interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his unit.

ARTICLE XI CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words; MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC.

ARTICLE XII AMENDMENTS AND CONFLICTS

Section 1. Amendments. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of members present at a meeting duly called for such purpose, in person or by proxy.

Section 2. Conflicts. In 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.

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ARTICLE XIII
FISCAL YEAR

The fiscal year of the Association shall begin on the first day of 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.

[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

I, the undersigned, do hereby certify: That I am duly elected and acting Secretary of MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation, and that the foregoing By-Laws constitute the original By-Laws of said MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC., duly adopted as evidenced by the Organizational Meeting Minutes consented to on the even day herewith.

IN WITNESS WHEREOF, I hereunto subscribed my name and affixed the seal of said MEADOW LAKE NC HOMEOWNERS ASSOCIATION, INC., this ____ day of October, 2022.

Secretary

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBMITTED PROPRTY

Being all of Tract 1 (containing 38.89 acres), Tract 2 (containing 23.46 acres) and Tract 3 (containing 1.50 acres) as identified and set forth on that Survey for Bliss Homes by Stewart-Proctor, PLLC, dated August 21, 2014, recorded in Book of Maps 2014, Page 50, Franklin County Registry AND EASEMENT AGREEMENT dated 08/29/2014.

Doc No: 00481327 Kind: ESMT Book: 1960 Page 856 Franklin County Registry.