

**Amended Bylaws
Of
Seminole Landing Owners' Association
March 2023**



These Amended Bylaws, approved at a properly called and noticed annual meeting and special meeting on April 30, 2022 and June 11, 2022 respectively, constitute the code of rules by the SEMINOLE LANDING OWNERS' ASSOCIATION, INC., which is the name of the corporation and hereinafter referred to as the "Association". The principal office of the corporation shall be located in Seminole, Alabama, but meetings of members and directors may be held at such places within the State of Alabama as may be designated by the Board of Directors.

Article I-Definitions

Section 1. "Association" shall mean and refer to SEMINOLE LANDING OWNERS' ASSOCIATION, INC., an Alabama Corporation not for profit, 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 and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Areas" shall mean and refer to all real property (together with improvements thereon) owned by the Association at the time of conveyance of the first lot by Declarant shall be that area designated as "Private Access Easement" and all roads and rights of way on the recorded plat of Seminole Landing.

Section 4. "Lot" shall mean and refer to all of those lots shown on the recorded subdivision plats of Seminole Landing.

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 and shall include contract sellers pursuant to an unrecorded contract. Owner shall not include those persons or entities having a record interest in a lot merely as security for performance of an obligation.

Section 6. "Declarant" shall mean and refer to John C. and Mary E. Donovan, developers of SEMINOLE LANDING, INC.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the Properties recorded in the Office of the Baldwin County Probate Judge.

Section 8. "Member" shall mean and refer to those persons entitled to memberships as provided in the declaration.

Article II-Meeting of Members

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of each year thereafter, at the hour of eight o'clock p.m. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

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 members who are entitled to vote one-fourth (1/4) of all the votes of the Association.

Section 3. Notice of Meetings. 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 such notice, postage prepaid, at least fifteen days before such meeting to each member entitled to vote thereat, 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.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) 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 bylaws. However, if such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot.

Article III-Board of Directors: Selection: Term of Office

Section 1. Number. The affairs of the Association shall be managed by a Board of Directors of not less than two persons until such time as all of the lots have been sold. After three-quarters (3/4) of all lots have been sold this Association shall be managed by a board of six directors. Directors do not need to 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 one year. Thereafter directors shall be elected annually until three-quarters (3/4) of all lots have been sold. At the first annual meeting after three-

quarters (3/4) of all lots have been sold, the members shall elect two directors for a term of one year, two directors for a term of two years and two directors for a term of three years; and at each annual meeting thereafter the members shall elect two directors for a term of two years.

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 selected by the remaining members of the board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. 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 IV-Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by the nominating committee at the annual meeting. 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, and two 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 less than the number of vacancies that are to be filled. Such nominations may be made from among members or nonmembers.

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 V-Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly 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 not a legal holiday.

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

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 area and facilities, and the personal conduct of the members and their guests thereon; and establish and levy fines for violations of the restrictive covenants, rules, and regulations of the Association to include violations that occur within the lots of the subdivision. If a violation is not corrected within 30 days after notice of the violation, a fine not exceed fifteen (15) percent of the current annual lot assessment per infraction will be charged each month until the violation is corrected. Unpaid fines will be added to the annual assessment;
- (b) suspend the voting rights and right to use recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of the 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 bylaws, 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 consecutive regular meetings of the Board of Directors; and
- (e) employ a manager, an independent contractor or such other employees as they deem necessary and to prescribe their duties.

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 at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- (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 and hazard insurance on property owned by the Association;
- (f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) cause the common area to be maintained; and

Article VII-Officers and Their Duties

Section 1. Enumeration of Offices. 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 year unless he 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 after 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 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:

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, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President. The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the board.

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 said seal; serve notice of meetings of the board and of the members; keep appropriate current records showing the members of the Association together with their addresses and shall perform such other duties as required by the board.

Treasurer. 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 sign all checks and promissory notes of the Association;

keep proper books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

Article VIII-Committees

The Association shall appoint a Nominating Committee, as provided in these bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

Article IX-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 bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

Article X-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 highest legal rate, and the Association may bring an action at law against the property and 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 lot.

Article XI-Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: Seminole Landing Owners' Association, Inc.

Article XII-Amendments

Section 1. These bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these bylaws, the Articles of Incorporation shall control; and in the case of any conflict between the declaration and these bylaws, the declaration shall control.

Article XIII-Miscellaneous

Section 1. The fiscal year of the Association shall begin on the first day of January and on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. All electronic transactions must be approved in writing by the President prior to each transaction.

Article XIV-Use of an Attorney

Section 1. All transactions with any attorney on behalf of the Association must be presented to all six board members and approved by a majority (4 members) of the board prior to any transaction taking place with the attorney.

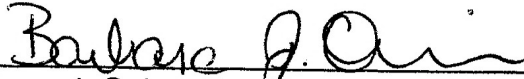
Section 2. All transactions with an attorney on behalf of the Association must be included in the minutes and published on the Association's website (omitting specifics regarding the case for confidentiality) within thirty (30) days of the transaction taking place.

Section 3. The board will cap attorney's fees to \$10,000 per incidence. Any incidence requiring more than \$10,000 must be approved by no less than one third (1/3) of the current member votes.

This is a correction of a previously filed document due to typos.

Signatures and Certification

We, the Board of Directors, certify that the foregoing is true and correct Bylaws of the Seminole Landing Owners' Association, Inc., an Alabama non profit corporation, which were duly adopted by a vote of the members on the 30th day of April, 2022 and the 11th day of June 2022.



Barbara J. Quinn, President



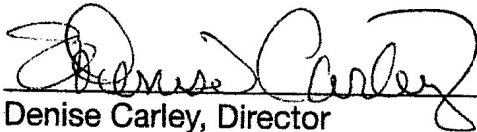
Ronald Griffin, Vice-President



Stephen Housam, Secretary



Chris Bessette, Treasurer



Denise Carley, Director

Opted not to sign

Jeanie Bettcher, Director

State of Alabama, County of Baldwin

Before us, a Notary of Public in and for the above county and state, personally appeared to Barbara Quinn, Ron Griffin, Stephen Housam, Chris Bessette, and Denise Carley to certify the foregoing is true.

Given under my hand, this 11th day of April, 2023.

Prepared by:

Drenda K. Howerton

33055 Juniper Rd.

Seminole, Alabama 36567



Notary Public

My commission expires: 12/3/23