

**COVENANT
OF
THE LAKE HOSEA
PROPERTY OWNER'S ASSOCIATION, INC**

(PURPOSE)

The purpose of this covenant is to establish reasonable terms, conditions, limitations, and responsibilities as to the use of the body of water known as Lake Hosea, the perimeter road surrounding the Lake, and all properties bounded therein. Also, to maintain an aesthetically pleasing environment, and functionally convenient conveyances to the Lake and all common properties.

(MEMBERSHIP)

All properties included within this covenant are owned and maintained by The Lake Hosea Property Owner's Association, Inc. This Association being comprised of all Members of good standing as prescribed by Article II (membership) of the By-Laws of this Association. Any property owner who wishes to become a Member of this Association, thereby becoming eligible to use the Lake and adjunct properties, first must comply with those conditions as prescribed by Article II. Those who do not comply, non-Members, or those who do not maintain their membership, may not use the Lake or any adjunct properties owned by this Association, excepting road. To do so would violate the conditions of the By-Laws and this Covenant, and would be considered a trespass.

(CONDITIONS AND RESPONSIBILITIES)

I. Lake Hosea

The Lake, Lake bed, and dam being the property of the Association, and as such, is maintained in the best possible condition within budgetary limitations. The Lake is for the use of all Members and their guests. Uses of the Lake are recreational in nature: i.e., fishing, swimming, etc. All guests that are unaccompanied by an Association Member must have in their possession a valid permit card as issued to Members annually.

II. Docks

All docks are and become the property of the Association, regardless of who originally constructs them. As such, they are maintained by the Association and are for the use of all Members and their guests. No dock, rafts, etc. are to be constructed without the approval of the Association Board. Covered docks, boat houses, etc., are not permitted.

- C. Concessions or merchandise of any kind for sale on the premises not permitted.
- D. Minimum square feet of residence shall be not less than 1000 sq. ft.
- E. Sewage disposal and water supply is to comply with extant county and state regulations at the time of construction.

list of the members entitled to vote at such meeting, which list shall be kept on file at the registered office of the corporation for a period of one week prior to the meeting, and shall be subject to inspection by any member at any time during normal business hours, and which list shall also be produced and kept open at the time and place of the meeting and shall be open to inspection by any member during the whole time of the meeting.

A quorum for any meeting of the members shall consist of twenty-five percent (25%) of the total voting membership as of the time of the meeting, present in person or represented by proxy.

In the absence of a quorum at the opening of the meeting of members, such meeting may be adjourned from time to time by the vote of a majority of the members voting on the motion to adjourn; and at any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the original meeting.

No proxy shall be valid for more than one designated meeting, and adjournments thereof.

At all meetings of members, procedures shall be governed by the latest edition of Roberts Rules of Order.

ARTICLE IV

DIRECTORS

The business and affairs of the corporation shall be managed by its Board of Directors, consisting of five (5) Directors, each of whom shall be a member of the corporation. Directors shall be elected each year at the annual meeting, whose terms shall be in a rotating method until their successors in office are duly elected. Three (3) Directors shall constitute a quorum for meeting of the Board of Directors.

Directors shall be nominated either (1) by a nominating committee appointed by the President, or (2) by petition signed by ten (10) members. A list of those named by the nomination committee shall be filed with the Secretary not later than July 1st of each

ARTICLE IX

PROPERTY

That there shall be no alterations or additions or any changes whatsoever made to or on any of the commonly owned property of the Lake Hosea Homeowner's Association, except by approval of the Directors of the association board.

Any proposed changes or alterations shall be submitted in detail in written form and voted on by the board with passage requiring both a majority of votes and all board members having been contacted and consulted before a vote is taken. There shall be no exception to this rule.

Vote passed at Annual Meeting Sept. 3, 2002.

CHANGE TO BYLAWS

ARTICLE III – MEMBERSHIP

The annual meeting will take place the third Saturday of July at 3:00 PM with the same purpose for the meeting as stated in the bylaws.

Vote passed at Annual Meeting August 8, 2004

ARTICLE IV – DIRECTORS

The Board of Directors consists of five (5) Directors, each of whom shall be a member of the corporation.

Vote passed at Annual Meeting July 21, 2007