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 Fee Amt: \$47.00 Page 1 of 12
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **383** PG **1358-1369**

BY-LAWS
OF
HUNTING COUNTRY TRAILS
HOMEOWNERS ASSOCIATION, INCORPORATED

* M. Patterson
 32 Hunting Country Trails
 Tryon NC 28782

ARTICLE I
NAME AND LOCATION

The name of the corporation is Hunting Country Trails Homeowners Association, Inc., (hereinafter referred to as the "Association"). The principal office of the Corporation shall be located at Tryon, Polk County, North Carolina, but meetings of members and directors may be held at such places within the State of North Carolina, County of Polk, as may be designated by the Board of Directors.

ARTICLE II
INCORPORATION OF DECLARATION

That Declaration of Covenants, Conditions and Restrictions for Hunting Country Trails as is recorded in the Office of the Register of Deeds for Polk County, North Carolina in Book 184, Page 1566 et seq., and the First Amendment thereto recorded in Book 188, Page 1083 et seq., and the Second Amendment thereto recorded in Book 188, Page 1090 et seq., and the Supplementary Declaration for Hunting Country Trails, Phase II recorded in Book 186, Page 832 et seq., are all herein incorporated by reference.

ARTICLE III
MEETING OF MEMBERS

Section 1. ANNUAL MEETINGS: The regular annual meeting of the members shall be held on the second Thursday in November of each year at 4:00 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 cast twenty-five (25%) of all votes.

Section 3. NOTICE OF MEETINGS: Written notice of each meeting of the members shall be given by, or at the direction of, the Board of Directors of the Association or the person authorized to call the meeting, by mailing a copy of such notice, postage pre-paid, at least fifteen (15) days prior to 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 case of a special meeting, the purpose of the meeting. Waiver by a member,

in writing, of the notice required herein, signed by the member before or after such a meeting, shall be equivalent to the giving of such notice.

Section 4. QUORUM: The presence at the meeting of members entitled to cast, or of proxies entitled to cast, fifty-one percent (51%) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions and subsequent amendments, or these By-Laws.

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 of the Association. Each proxy shall be revocable and shall automatically cease upon conveyance by the member of his or her lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION, TERM OF OFFICE

Section 1. NUMBER: The affairs of the Association shall be managed by a Board of Directors consisting of a minimum of three (3) and a maximum of five (5) members of the Association.

Section 2. TERM OF OFFICE: At each annual meeting the members shall elect up to five members to serve as Directors for a term of at least one (1) year.

Section 3. REMOVAL: Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Board of Directors. 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 V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. NOMINATION: Nomination for election to the Board of Directors shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members, in good standing, of the Association. The Nominating Committee shall be appointed and announced by the Board of Directors in the quarter preceding the annual meeting of the Association. The Nominating Committee shall present a slate of Officers (President, Vice President, Secretary, Treasurer) and Committee Directors (Landscape, Maintenance) for election to the Board of Directors at the

annual meeting. Nominations may also be made from the floor at the annual meeting. Such nominations may be made from among members of the Association.

Section 2. ELECTION: Election to the Board of Directors shall be by vote of the members entitled to vote or their proxies. At such election, the members or their proxies may cast, in respect in each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration of Covenants, Conditions and Restrictions and subsequent amendments. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. REGULAR MEETINGS: Regular meetings of the Board of Directors shall be held quarterly, or at such other periodic intervals as may be established by the Board of Directors, 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 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 (3) 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 VII 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 to establish penalties for violation thereof;

(b) Suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment, dues or charge levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (6) days for violation of 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 By-Laws, the Articles of Incorporation or the Declaration of Covenants, Conditions and Restrictions and subsequent Amendments;

(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 (3) consecutive regular meetings of the Board of Directors;

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties;

(f) Employ attorneys to represent the Association when deemed necessary;

(g) Employ accountants when deemed necessary.

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 fifty-one percent (51%) 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 of Covenants, Conditions and Restrictions and the subsequent Amendments, to

1. Fix the amount of the annual, special and insurance assessments against each lot at least thirty (30) days in advance of each such assessment;

2. Send written notice of each such assessment to every owner subject thereto at least thirty (30) days in advance of each such assessment;

3. Place a lien against and foreclose the lien against any property for which such assessments are not paid within thirty (30) days after the date or to bring an action in law and/or equity against the owner personally obligated to pay the same.

(d) Issue, or 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 of Directors for the issuance of these certificates. If a duly issued 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, its directors, officers, agents and employees and to procure and maintain adequate hazard insurance on any real and personal property owned by the Association;

(f) Cause all officers and/or employees having fiscal responsibilities to be bonded, as the Board of Directors may deem appropriate;

(g) Cause the Common Areas to be maintained.

ARTICLE VIII
OFFICERS AND THEIR DUTIES

Section 1. ENUMERATION OF OFFICERS: The officers of this Association shall be a President, Vice-President, Secretary, and Treasurer, who shall at all times be members of the Board of Directors, and such other Directors as the Board of Directors may from time to time by resolution create.

Section 2. TERM: Each officer of this Association shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 3. SPECIAL APPOINTMENTS: The Board of Directors 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 of Directors may, from time to time, by resolution, determine.

Section 4. RESIGNATION AND REMOVAL: Any officer may be removed from office with or without cause by the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary.

Section 5. VACANCIES: A vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 6. MULTIPLE OFFICES: No person shall simultaneously hold more than one of any of the other offices except in the case special offices created pursuant to Section 3 of this Article; for example, the offices of Vice-President and Maintenance may be held by the same person.

Section 7. DUTIES: The duties of the officers are as follows:

(a) **PRESIDENT:** The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board of Directors are carried out; shall sign all leases, mortgages, deeds, contracts and other written instruments, and co-sign promissory notes and all checks in excess of one thousand dollars (\$1,000.00).

(b) **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 by the Board of Directors. The Vice-President may also co-sign all checks in excess of one thousand dollars (\$1,000.00) in place and stead of the President.

(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 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 may be required by the Board of Directors.

(d) **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; keep proper books of account. The Treasurer 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 IX COMMITTEES

The Association shall appoint an Architectural Committee, as provided for by Article V of the Declaration of Covenants, Conditions and Restrictions, and a Nominating Committee as provided for in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate.

ARTICLE X 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 of Covenants, Conditions and Restrictions along with subsequent Amendments, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association.

ARTICLE XI ASSESSMENTS

As more fully provided in the Declaration of Covenants, Conditions and Restrictions and the subsequent Amendments, each member is obligated to pay to the Association annual and special assessments and insurance assessments which are secured by a continuing lien upon the property against which each such assessment is made. Any assessments which are not paid in full when due shall be delinquent. If any assessment is not paid in full within thirty (30) days after the due date, the assessment shall be subject to a late penalty equal to four percent (4%) of the unpaid assessment per month and the assessment shall bear interest from the due date at the rate of twelve percent (12%) per annum. The Association may bring an action in law and /or equity against the owner personally obligated to pay the same or foreclose the lien against the property, and late penalties, interest, costs, and reasonable attorney's 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 Areas or abandonment of his lot.

ARTICLE XII CORPORATE SEAL

The corporate seal of the Association shall consist of two concentric circles between which is

the name of the corporation, Hunting Country Trails Homeowners Association, Inc., and in the center of which is inscribed "SEAL".

ARTICLE XIII
AMENDMENTS

These By-Laws may be amended by a fifty-one percent (51%) vote of members in good standing, either in person or represented by proxy at a regular or special meeting of members or by a direct proxy mailing to members.

ARTICLE XIV
GENERAL AND MISCELLANEOUS PROVISIONS

Section 1. CONFLICTS: In case of any conflict or inconsistency between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control. In case of any conflict or inconsistency between the Declaration of Covenants, Conditions and Restrictions or the subsequent Amendments and these By-Laws, the Declaration of Covenants, Conditions and Restrictions or the subsequent Amendments shall control.

Section 2. FISCAL YEAR: The fiscal year of the Association shall begin on the first day of January and end the 31st day of December of every year.

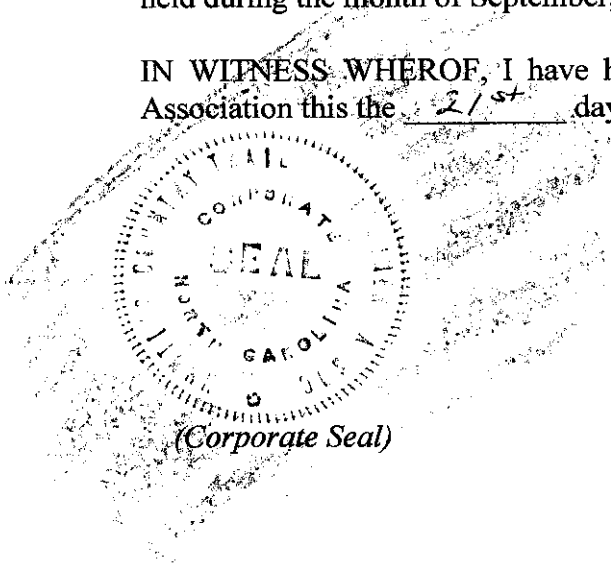
CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the Hunting Country Trails Homeowners Association, Inc., a North Carolina Corporation; and

That the foregoing By-Laws constitute the official By-Laws of Hunting Country Trails Homeowners Association, Inc., as duly adopted by a direct proxy vote of the members thereof, held during the month of September, 2010.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this the 21st day of October 2010.



Sally McPherson
Secretary

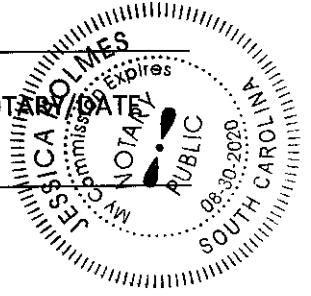
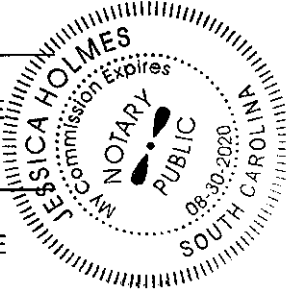
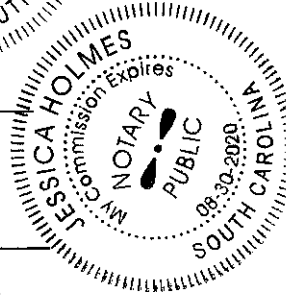
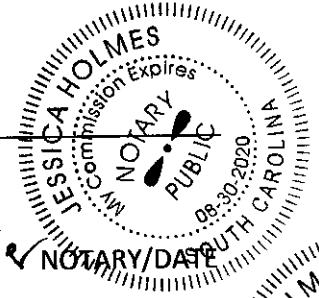
Hunting Country Trails

HOA Voting Roster for

Attached Amendment to the HOA By-Laws

Regarding the attached amendment, I vote as follows:

Unit #	NAME	VOTE	SIGNATURE	NOTARY/DATE
1	Miller	Yes (<input checked="" type="checkbox"/>) No ()	<u>Catherine A. Miller</u>	
2	Carter	Yes (<input checked="" type="checkbox"/>) No ()	<u>Margaret D. Carter</u>	
3	Edwards	Yes () No ()	Signature _____	NOTARY/DATE _____
4	McPherson	Yes () No ()	Signature _____	NOTARY/DATE _____
5	Doelling	Yes () No ()	Signature _____	NOTARY/DATE _____
6	Swift	Yes (<input checked="" type="checkbox"/>) No ()	<u>Mary C. Swift</u>	
7	kiser	Yes () No ()	Signature _____	NOTARY/DATE _____
8	Parsons	Yes () No ()	Signature _____	NOTARY/DATE _____
9	Ramsdell	Yes (<input checked="" type="checkbox"/>) No ()	<u>Sara C. Ramsdell</u>	



10 Lehman Yes No () Signature Quendoly Lehman NOTARY/DATE

11 Martin Yes No () Signature Rosanne Martin NOTARY/DATE
yes

12 Krydinski Yes No () Signature Mary Ellen Krydinski NOTARY/DATE

13 Zumfeldt Yes () No () Signature _____ NOTARY/DATE

14 Voyda Yes () No () Signature _____ NOTARY/DATE

15 Stein Yes No () Signature Millieent Stein NOTARY/DATE

16 Bailey Yes No () Signature BAILEY NOTARY/DATE

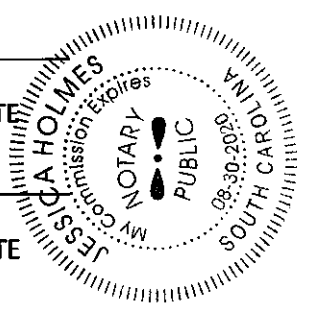
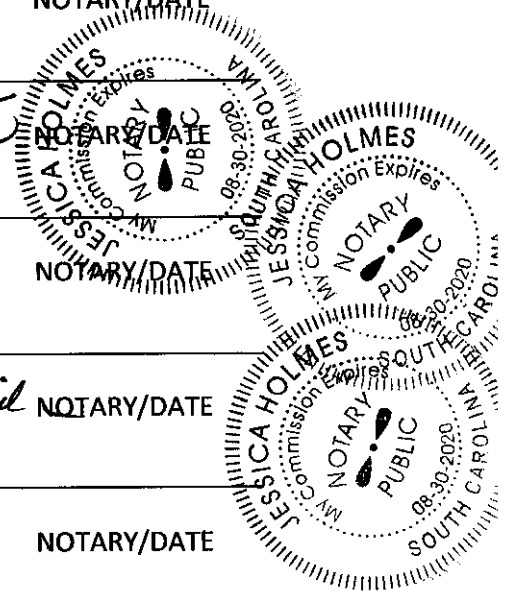
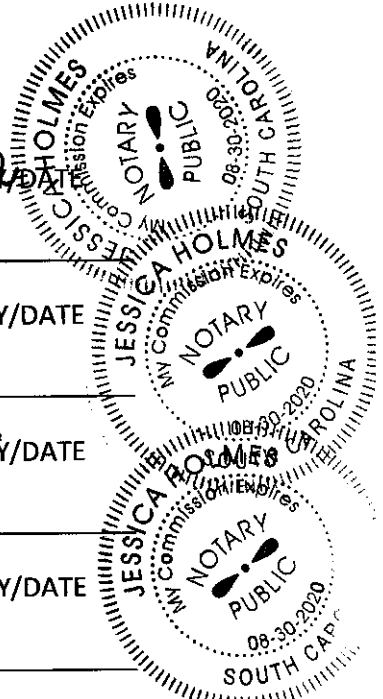
17 Goodrich Yes () No () Signature Janet M. Goodrich NOTARY/DATE

18 Bartlett Yes () No () Signature _____ NOTARY/DATE

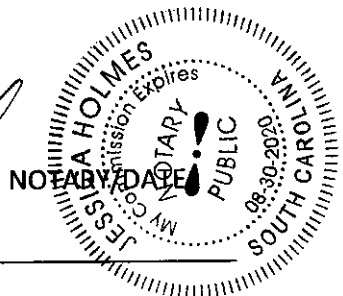
19 Humphrey Yes () No () Signature _____ NOTARY/DATE

20 Lisella Yes No () Signature Virginia Lisella NOTARY/DATE

21 Curtis Yes () No () Signature _____ NOTARY/DATE

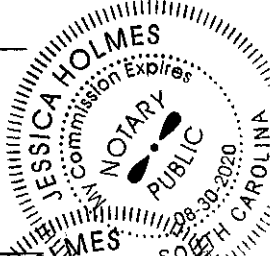


22 Strausbaugh Yes () No () Signature [Signature] NOTARY/DATE

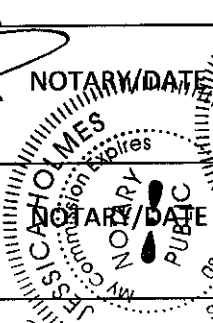


23 Kirk/Killstrom Yes () No () Signature _____ NOTARY/DATE

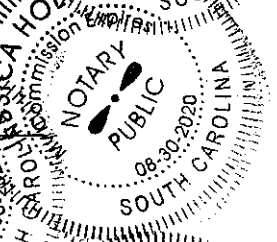
24 Prewitt Yes () No () Signature [Signature] NOTARY/DATE



25 Diedrich Yes () No () Signature [Signature] NOTARY/DATE



26 Robb Yes () No () Signature [Signature] NOTARY/DATE

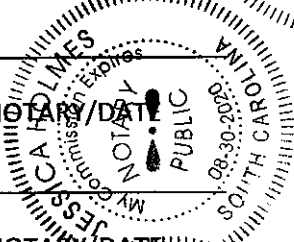


27 Grippo Yes () No () Signature [Signature] NOTARY/DATE



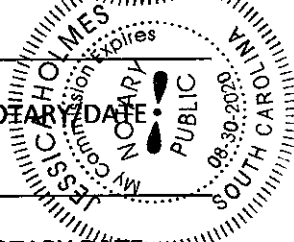
28 Lamb Yes () No () Signature _____ NOTARY/DATE

29 Bennett Yes () No () Signature [Signature] NOTARY/DATE



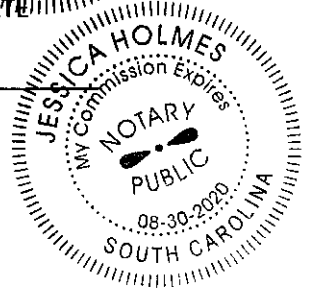
30 Mason Yes () No () Signature _____ NOTARY/DATE

31 Knirk Yes () No () Signature [Signature] NOTARY/DATE



32 Patterson Yes () No () Signature [Signature] NOTARY DATE

[Signature]



- 33 Toms Yes () No () Signature *Ann Lee Jones* NOTARY/DATE _____

- 34 Yeager Yes () No () Signature *Marshall D. Yeager* NOTARY/DATE _____

- 35 Ries Yes () No () Signature _____ NOTARY/DATE _____

- 36 Schmitz Yes () No () Signature _____ NOTARY/DATE _____

- 37 Bolling Yes () No () Signature _____ NOTARY/DATE _____

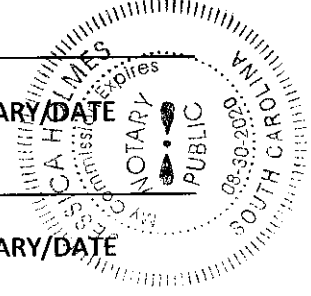
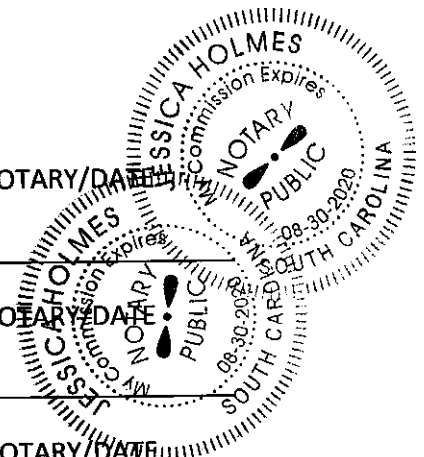
- 38 Edwards Yes () No () Signature _____ NOTARY/DATE _____

- 39 Tesche Yes () No () Signature *John Tesche* NOTARY/DATE _____

- 40 Haladyna Yes () No () Signature _____ NOTARY/DATE _____

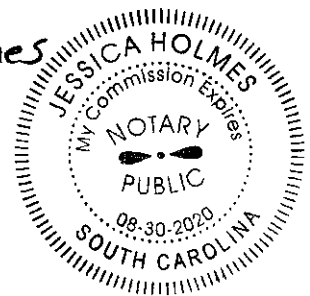
- 41 Morehead Yes () No () Signature _____ NOTARY/DATE _____

- 42/43 Capparelli Yes () No () Signature _____ NOTARY/DATE _____
- Yes () No () Signature _____ NOTARY/DATE _____



Jessica S. Holmes
 Jessica S. Holmes

4 10/21/2010



Regarding the Proposed Revisions to the By-Laws of the Hunting Country Trails Homeowners Association, printed on the other side of this page, I, as a member in good standing of the Association, vote as shown below:

I vote in favor of the revisions to the By-Laws

I vote against the revisions to the By-Laws.

Sally McPherson
(Signature)

Sally McPherson
(Printed Name)

10/20/10
(Date)

Please promptly return your signed and dated form to the Secretary of the HOA, Sally McPherson at 4 Hunting Country Trails, Tryon, NC 28782

Information from ESET NOD32 Antivirus, version of virus signature database 5318 (20100727)

The message was checked by ESET NOD32 Antivirus.

10.20.2010

<http://www.eset.com>

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document.

Rita B Plumley : Notary Public
My Commission Exp. Nov. 14, 2013

10/19/2010

