

**BY-LAWS
WHISPERING WINDS LAKE OWNERS ASSOCIATION**

**ARTICLE I
Name**

The name of this association shall be the WHISPERING WINDS LAKE OWNERS ASSOCIATION.

**ARTICLE II
Object**

The object of this Homeowners Association (HA) shall be to set policy to maintain the appropriate neighborhood appearance defined within the covenants set out within the Whispering Winds Subdivision. The HA Board may also present matters of concern of the collective homeowners to the Whispering PINES VILLAGE Council as appropriate.

**ARTICLE III
HA Members**

Section 1. Any person who is a homeowner within the Whispering Winds subdivision would be considered a member of the HA.

Section 2. The HA's fiscal year shall begin on the first day of January. The annual dues shall be set by the HA Board, with the approval of a majority of the home owners at the annual meeting, payable by December 31 each year. Dues paid after the deadline shall pay a penalty set by the HA Board as approved by the majority of the lot owners at the annual meeting. The Treasurer shall notify those home owners who have not paid their dues by December 31 each year, and those whose dues are not paid shall be automatically assessed the additional late fee. Initial dues for new lot owners are not prorated.

Section 3. Any homeowner who does not pay past dues may be subject to a lien for past dues.

Section 4. Each property lot shall have one vote as a homeowner.

**ARTICLE IV
Officers**

Section 1. The officers of the HA shall be a President, a Vice-President, a Secretary, a Treasurer, and a Member at Large. The officers shall perform the duties prescribed by these By-Laws and the parliamentary authority adopted by the HA.

Section 2. The President may nominate candidates for the offices to be filled at the annual HA meeting in November. Before the election at the annual meeting in November, additional nominations from the floor shall be permitted.

Section 3. The officers shall be elected to serve for one year or until their successors are elected, and their term of office shall begin at the close of the annual meeting at which they are elected.

Section 4. No member shall hold more than one office at a time, and members shall be eligible to serve more than two consecutive terms in the same office with the approval of the HA membership.

**ARTICLE V
Meetings**

- Section 1. The regular meeting of the HA Board shall be held as required, but it shall not be less than twice a year. The HA Board may meet to discuss matters by means of electronic media as necessary (email, blogs, etc.).
- Section 2. The regular meeting in November shall be known as the annual meeting and shall be for the purpose of electing officers, receiving reports of officers, and for any other business that may arise.
- Section 3. Special meetings may be called by the HA Board President or upon the written request of ten or more members of the HA. The purpose of the meeting shall be stated in the call. Except in cases of emergency, at least three weeks notice shall be given.
- Section 4. Those who appear at the meeting shall constitute a quorum, with a minimum of 5 members of the HA to appear.

**ARTICLE VII
Committees**

- Section 1. The HA Board Treasurer shall prepare a budget for the fiscal year beginning the first day of January, reflecting the directions of the HA Board. The budget shall be submitted to the HA Board at its regular meeting in June. The HA Board Treasurer may from time to time submit supplements to the budget for the current fiscal year. The Treasurer shall submit a budget to the HA Board, who are responsible for oversight of the HA Board treasury.
- Section 2. The HA Board President shall appoint standing committees for special projects as required to meet the purpose of the HA, such as improvement of landscaping at the front entrance or the meeting of other community improvements.

**ARTICLE VIII
Parliamentary Authority**

The rules contained in the current edition of ROBERT'S RULES OF ORDER NEWLY REVISED shall govern the HA in all cases to which they are applicable and in which they are not inconsistent with these By-Laws and any special rules the HA Board may adopt.

**ARTICLE IX
Amendment of By-Laws**

These By-Laws may be amended at any regular meeting of the HA by a two-thirds vote provided that the amendment has been submitted to the membership at least thirty days in advance. An amendment may be proposed by the HA Board or by a petition signed by five or more members of the HA.